

NOTICE TO CONTRACTORS

The Architect of the Capitol anticipates that in 2006 the agency's contractors will have to register with the Central Contractor Registration (CCR) database. This is the primary vendor database for the U.S. Federal Government and the CCR collects, validates, stores, and disseminates data in support of agency acquisition missions.

Registration in the CCR will become mandatory in order to be awarded contracts by the Federal Government. Vendors are required to complete a one-time registration to provide basic information relevant to procurement and financial transactions. Vendors must update or renew their registration at least once per year to maintain an active status.

CCR validates the vendor information and electronically shares the secure and encrypted data with the federal agencies finance offices to facilitate paperless payments through electronic funds transfer (EFT).

The AOC is now encouraging all vendors to register with the CCR if they are not already registered. Vendors can register on line at <http://www.ccr.gov>. This internet site contains all pertinent information for registration as well as provides contact points for help when registering.

NOTICE

NO HAND-CARRIED or MAILED PROPOSALS!

Current security requirements established by the U.S. Capitol Police to screen mail being delivered to the U.S. Capitol Complex of buildings preclude the use of U.S. Postal Service by offerors to deliver their proposals submitted in response to this solicitation. In addition, because all packages must be screened for security purposes at a central location prior to their delivery, the Architect of the Capitol cannot accept packages containing offers hand-carried directly to the Bid Room address within the Ford House Office Building, as specified elsewhere in this solicitation, or at any other location in the U.S. Capitol Complex of buildings.

Due to these unusual circumstances, the Procurement Division for the Architect of the Capitol will only accept offers proposals via FEDEX or UPS **NOT** to use same day delivery. It is necessary for delivery personnel to arrive in a FEDEX/UPS truck and be in a uniform recognized as FEDEX/UPS at the delivery point. Offerors are encouraged to determine who will be making the delivery when making arrangements with FEDEX/UPS. All UPS and FEDEX deliveries are to be made to the Ford House Office Building at the following address:

Architect of the Capitol
Procurement Division
Ford House Office Building
Attn: Carolyn Horne
Room H2-263
Second and "D" Streets, SW.
Washington, DC 20515

SOLICITATION, OFFER AND AWARD Architect of the Capitol - January 2004		REQUISITION NO. GA060171		PROJECT NO.	PAGE OF PAGES 1 103
1. CONTRACT NO.		2. SOLICITATION NO. AOC RFP 060123	3. TYPE OF SOLICITATION NEGOTIATED (RFP)	4. DATE ISSUED: JUNE 29, 2006	
5. ISSUED BY ARCHITECT OF THE CAPITOL United States Capitol – PROCUREMENT DIVISION Washington, D.C. 20515			6. ADDRESS OFFER TO (If other than Item 5) Architect of the Capitol Procurement Division Ford House Office Building Attn: (CAROLYN HORNE)(202) 226-1940 Room H2-263 Bid Room Second and "D" Streets, S.W. Washington DC 20515		
NOTE: In sealed bid solicitations "offer" and "offeror" mean "bid" and "bidder".					
SUBJECT: OPERATION AND MAINTENANCE SERVICES -UNITED STATES CAPITOL POLICE FACILITIES --VARIOUS LOCATIONS - WASHINGTON-VIRGINIA METRO AREA					

SOLICITATION

7. Sealed offers in Original and 2 complete copies for furnishing the supplies or services in the Schedule will be received at the place specified in Item 6 until 3:00 P.M. local time, JULY 31, 2006 . CAUTION - Submission, Modification, Revision, and Withdrawal of Offers: See Section L. All offers are subject to all terms and conditions contained in this solicitation.	
8. FOR INFORMATION CALL: CAROLYN HORNE	TELEPHONE NO. (Include area code) (NO COLLECT CALLS) (202) 226-1940

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OFFER (Must be fully completed by offeror)

NOTE: ITEM 10 does not apply if the solicitation includes the provision entitled Minimum Bid Acceptance Period.				
10. In compliance with the above, the undersigned agrees, if this offer is accepted within 90 calendar days (60 calendar days unless a different period is inserted by the offeror) from the date for receipt of offers specified above, to furnish any or all items upon which prices are offered at the price set opposite each item, delivered at the designated point(s), within the time specified in the schedule.				
11. DISCOUNT FOR PROMPT PAYMENT	10 CALENDAR DAYS %	20 CALENDAR DAYS %	30 CALENDAR DAYS %	_____ CALENDAR DAYS %
12. ACKNOWLEDGMENT OF AMENDMENTS (The offeror acknowledges receipt of amendments to the SOLICITATION for offerors and related documents numbered and dated:	AMENDMENT NO.	DATE	AMENDMENT NO.	DATE
13A. NAME AND ADDRESS OF OFFEROR	DUNS NO. _____ TAXPAYER ID NO. _____		14. NAME AND TITLE OF PERSON AUTHORIZED TO SIGN OFFER (Type or Print)	
13B. TELEPHONE & FACSIMILE NOS. (Include area codes)	13C. CHECK IF REMITTANCE ADDRESS IS DIFFERENT FROM ABOVE -ENTER _____ SUCH ADDRESS IN SCHEDULE		15. SIGNATURE	16. OFFER DATE

AWARD (To be completed by Government)

17. ACCEPTED AS TO ITEMS NUMBERED	18. AMOUNT	19. ACCOUNTING AND APPROPRIATION	
20. AUTHORITY FOR NEGOTIATION, IF APPLICABLE		21. SUBMIT INVOICE FOR PAYMENT TO: AOC ACCOUNTING DIVISION Fax 202-226-2580	
22. NAME OF CONTRACTING OFFICER (Type or print)		23. UNITED STATES OF AMERICA (Signature of Contracting Officer)	24. AWARD DATE

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SECTION B SUPPLIES OR SERVICES AND PRICES/COSTS

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B.1 GENERAL PURPOSE

B.1.1 The Contractor shall provide all management, supervision, labor, personnel, materials, services, supplies, repair parts, tools, and equipment (except as otherwise specified herein), necessary to perform the full range of Operational and Maintenance and other services as defined within the Performance Work Statement (PWS) except as specified as Government furnished property and services at the United States Capitol Police Facilities.

B.1.1.1 The Contractor shall be on-site or on call twenty-four hours a day, seven days a week (24/7) including Government holidays. The Contractor shall also be responsible for coordinating and setting up for the Architect of the Capitol and the United States Capitol Police (USCP) any man/made or Natural emergencies to support the USCP mission if requested to do so by the Contracting Officer Technical Representative.

B.2 PRICING INFORMATION

B.2.1 Section B provides the prices to be paid for the supplies and services as described in Section C, Statement of Work.

B.2.2 Contract Line Item Numbers (CLINs) 0001 through 0006 are for the Base Year of contract performance and Clin's 0101-0406 are for optional year(s) contract performance.

CLINs 0101 through CLINs 0106 - 1st Option year
CLINs 0201 through CLINs 0206 - 2nd Option year
CLINs 0301 through CLINs 0306 - 3rd Option year
CLINs 0401 through CLINs 0406 - 4th Option year

B.2.3 The following descriptions are furnished to provide a clear understanding of the requirements of the various Contract Line Item Numbers (CLINs):

CLIN(s) 0001-0002, 0101-0102, 0201-0202, 0301-0302, and 0401-0402 shall be used to identify the fixed costs associated with providing the related services.

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CLIN(s) 0003-0006; 0103-0106; 0203-0206; 0303-0306; and 0403-0406 shall be funded with an estimated not-to-exceed ceiling dollar amount as necessary.

CLIN(s) 0004, 0104, 0204, 0304, and 0404 *shall be used for Infrastructure Repair Orders* that exceed the \$2,500 threshold and Small Project Work that will be funded only after receipt and acceptance of a cost proposal from the Contractor.

B.2.4 CLIN(s) 0001, 0101, 0201, 0301, 0401 - OPERATIONS AND MAINTENANCE:

This price shall include all costs (except as noted elsewhere) associated with the daily operations and preventative/predictive maintenance and repair of the USCP facilities in accordance with the Statement of Work, to include: building structures, building and site infrastructures, utility systems, heating, ventilation and air conditioning (HVAC), electrical, plumbing, DDC and other control systems, fire safety and monitoring systems, emergency electrical systems, and all normal, urgent, and emergency service calls on a 24-hour -7-day per week - 365 day per year basis.

B.2.5 CLIN(s) 0002, 0102, 0202, 0302, 0402 - LANDSCAPING & GROUNDS MAINTENANCE:

This price shall include all costs (except as noted elsewhere) associated with the upkeep of the USCP facilities in accordance with the Statement of Work, to include: lawn, shrub, and tree maintenance; pest and weed control; irrigation and irrigation systems maintenance; debris clearing; and maintenance of landscaping beds and decorative structures.

B.2.6 CLIN(s) 0003, 0103, 0203, 0303, 0403 - SNOW REMOVAL

This not to exceed (NTE) dollar (\$) amount which includes reimbursement costs for the labor and equipment necessary for clearing and removal of snow and ice and surface treatment services performed in accordance with the Statement of Work.

B.2.7 CLIN(s) 0004, 0104, 0204, 0304, 0404 - INFRASTRUCTURE REPAIR ORDERS:

The Contractor will submit a proposal to the Government for any and all costs associated with, but not limited to, all labor, management, materials, supplies, equipment, administrative overhead, and profit necessary to perform

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infrastructure repairs in excess of \$2500 per the Statement of Work at the time the need arises.

B.2.8 CLIN(s) 0005, 0105, 0205, 0305, 0405 - *SPECIAL EVENTS SUPPORT:*

The Contractor shall submit a proposal to the Government for any and all costs associated with, but not limited to the performance of these services per the Statement of Work at the time the need arises.

B.2.9 CLIN(s) 0006, 0106, 0206, 0306, 0406 - *SPARE PARTS, MATERIALS, SUPPLIES AND EQUIPMENT:*

This not to exceed (NTE) dollar (\$) amount which includes all reimbursable costs associated with the Contractor's purchase of replacement or spare parts, supplies, materials, plants and garden/snow treatment chemicals used in support of this contract in accordance with the Statement of Work. The Contractor shall submit paid receipts (as attachments to his monthly invoice) in support of purchases made against this CLIN.

B.2.10 Pricing for CLIN(s) listed under B.2.6, B.2.7, and B.2.8:

Prices for these CLIN(s) must be provided (SEE Attachment J.1) by each offeror for each 12 month period, i.e., Base Year and Option Years 1 through 4. Prices proposed by the successful offeror and accepted at time of award will be binding on the successful offeror as the unit prices to be used for all reimbursable costs, and work order proposals under subject CLIN(s).

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BASE YEAR : 1 October 2006 - 30 September 2007

CLIN	Description	QTY.	U/M	Unit Cost	Total
0001	Operations and Maintenance Services in accordance with the SOW	12	MO	\$	\$
0002	Landscaping and Grounds Maintenance Services in the SOW	12	MO	\$	\$
0003	Snow Removal Services in accordance with the SOW	As Required	1 Lot	In accordance with Attachment J.1, Work Order Price List	Not to Exceed \$
0004	Infrastructure Repair Orders exceeding \$2,500 in accordance with the SOW	As Required	1 Lot	In accordance with Attachment J.1, Work Order Price List	Not to Exceed \$
0005	Special Events Support in accordance with the SOW	Reimbursable	1 Lot	In accordance with Attachment J.1, Work Order Price List	Not to Exceed \$
0006	Spare Parts, Materials and Supplies costs in accordance with the SOW	Reimbursable	1 Lot		Not to Exceed \$
TOTAL BASE YEAR CONTRACT PRICE:				\$ _____	

**SECTION B
SUPPLIES OR SERVICES AND PRICES/COSTS**

CLIN	Description	QTY.	U/M	Unit Cost	Total
0101	Operations and Maintenance Services in accordance with the SOW	12	MO	\$	\$
0102	Landscaping and Grounds Maintenance Services in accordance with the SOW	12	MO	\$	\$
0103	Snow Removal Services in accordance with the SOW	As Required	1 Lot	In accordance with Attachment J.1, Work Order Price List	Not to Exceed \$
0104	Infrastructure Repair Orders exceeding \$2,500 in accordance with the SOW	As Required	1 Lot	In accordance with Attachment J.1, Work Order Price List	Not to Exceed \$
0105	Special Events Support in accordance with the SOW	Reimbursable	1 Lot	In accordance with Attachment J.1, Work Order Price List	Not to Exceed \$
0106	Spare Parts, Materials and Supplies costs in accordance with the SOW	Reimbursable	1 Lot		Not to Exceed \$
TOTAL OPTION YEAR ONE CONTRACT PRICE: \$_____ OPTION YEAR 1: 1 October 2007 - 30 September 2008					

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CLIN	Description	QTY.	U/M	Unit Cost	Total
0201	Operations and Maintenance Services in accordance with the SOW	12	MO	\$	\$
0202	Landscaping and Grounds Maintenance Services in accordance with the SOW	12	MO	\$	\$
0203	Snow Removal Services in accordance with the SOW	As Required	1 Lot	In accordance with Attachment J.1, Work Order Price List	Not to Exceed \$
0204	Infrastructure Repair Orders exceeding \$2,500 in accordance with the SOW	As Required	1 Lot	In accordance with Attachment J.1, Work Order Price List	Not to Exceed \$
0205	Special Events Support in accordance with the SOW	Reimbursable	1 Lot	In accordance with Attachment J.1, Work Order Price List	Not to Exceed
0206	Spare Parts, Materials and Supplies costs in accordance with the SOW	Reimbursable	1 Lot		Not to Exceed \$
TOTAL OPTION YEAR TWO CONTRACT PRICE: \$ _____					
OPTION YEAR 2: 1 October 2008 - 30 September 2009					

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CLIN	Description	QTY.	U/M	Unit Cost	Total
0301	Operations and Maintenance Services in accordance with the SOW	12	MO	\$	\$
0302	Landscaping and Grounds Maintenance Services in accordance with the SOW	12	MO	\$	\$
0303	Snow Removal Services in accordance with the SOW	As Required	1 Lot	In accordance with Attachment J.1, Work Order Price List	Not to Exceed \$
0304	Infrastructure Repair Orders exceeding \$2,500 in accordance with the SOW	As Required	1 Lot	In accordance with Attachment J.1, Work Order Price List	Not to Exceed \$
0305	Special Events Support in accordance with the SOW	Reimbursable	1 Lot	In accordance with Attachment J.1, Work Order Price List	Not to Exceed \$
0306	Spare Parts, Materials and Supplies costs in accordance with the SOW	Reimbursable	1 Lot		Not to Exceed \$
TOTAL OPTION YEAR THREE CONTRACT PRICE: \$ _____ OPTION YEAR 3: 1 October 2009 - 30 September 2010					

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CLIN	Description	QTY.	U/M	Unit Cost	Total
0401	Operations and Maintenance Services in accordance with the SOW	12	MO	\$	\$
0402	Landscaping and Grounds Maintenance Services in accordance with the SOW	12	MO	\$	\$
0403	Snow Removal Services in accordance with the SOW	As Required	1 Lot	In accordance with Attachment J.1, Work Order Price List	Not to Exceed \$
0404	Infrastructure Repair Orders exceeding \$2,500 in accordance with the SOW	As Required	1 Lot	In accordance with Attachment J.1, Work Order Price List	Not to Exceed \$
0405	Special Events Support in accordance with the SOW	Reimbursable	1 Lot	In accordance with Attachment J.1, Work Order Price List	Not to Exceed \$
0406	Spare Parts, Materials and Supplies costs in accordance with the SOW	Reimbursable	1 Lot		Not to Exceed \$
TOTAL OPTION YEAR FOUR CONTRACT PRICE:				\$ _____	
OPTION YEAR 4: 1 October 2010 - 30 September 2011					

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PERFORMANCE PERIODS AND CUMULATIVE PRICING PAGE

PERIOD	CLINS	PERIOD OF PERFORMANCE
BASE	0001-0006	8 October 2006 through 7 October 2007
OPTION 1	0101-0106	8 October 2007 through 7 October 2008
OPTION 2	0201-0206	8 October 2008 through 7 October 2009
OPTION 3	0301-0306	8 October 2009 through 7 October 2010
OPTION 4	0401-0406	8 October 2010 through 7 October 2011

CUMULATIVE PRICING TOTALS

BASE YEAR TOTAL \$ _____

OPTION YEAR 1 TOTAL \$ _____

OPTION YEAR 2 TOTAL \$ _____

OPTION YEAR 3 TOTAL \$ _____

OPTION YEAR 4 TOTAL \$ _____

CUMULATIVE TOTAL \$ _____

SECTION C: STATEMENT OF WORK
UNITED STATES CAPITOL POLICE FACILITIES

GENERAL

1.1. BACKGROUND.

United States Capitol Police (USCP) is responsible for protecting the United States Congress and the on-site public. The following Operations and Maintenance/Landscaping/Snow Removal/Pest Control Contract is to support the mission of the United States Capitol Police and their daily operations. The Contractor shall be responsible to maintain the USCP Facilities and Grounds to ensure a safe and productive work environment for the building occupants. The following United States Capitol Police (USCP) Facilities and facilities that support the Capitol Police Facilities are included in this Operations and Maintenance Contract:

- a. United States Capitol Police Headquarters Facility
Location: 119 D Street S.W. Washington, D.C.
- b. United States Capitol Police Vehicle Maintenance & Hazardous Device Facility
Location: 67 K Street S.W. Washington, D.C.
- c. United States Capitol Police Crib Facility
Location: 190 D Street S.W. Washington, D.C.
- d. United States Capitol Police K-9 Facility
Location: D.C. Village, Blue Plains Washington D.C.
- e. United States Capitol Police 3rd Street Screening Trailer
Location: 3rd and Constitution Avenue S.W. Washington D.C.
- f. United States Capitol Off-Site Delivery Facility
Location: 1430 South Capitol Street, (P Street Warehouse) Washington D.C.
- g. United States Capitol Police Kiosks Units
Location: Various locations around the Capitol Hill area.
- h. AOC Construction Management Branch Facility
Location: 4701 Shepherd Parkway, (D.C. Village) Blue Plains, Washington, D.C.
- i. AOC/USCP Fairchild Office Facility
Location: 499 South Capitol Street S.W. Washington D.C.
- j. AOC Perimeter Securities Office Trailer
Location: "D" Street NE, between Louisiana Ave and Delaware Ave.
- k. Man Made or Natural Emergencies Support.
- L. Special Events Option. (see special events section).
- M. Note: The Contractor will perform only Miscellaneous Utility Work Orders in the Fairchild Office Facility. For floors 1/2/3/7/8. Operation & Maintenance will not be required for this Facility.

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1.2. STATEMENT OF WORK

The Contractor shall provide all management, supervision, personnel, materials, equipment, repair parts and services necessary to perform the full range of Operational and Maintenance support as defined in this Performance Work Statement (PWS), except as specified in Section 3 as Government furnished property and services at the United States Capitol Police Facilities. The Contractor shall be on site or on call twenty-four hours a day, Seven (7) days a week including government holidays. The Contractor shall be responsible for coordinating and setting up for the Architect of the Capitol and the United States Capitol Police any Man/Made or Natural Emergencies to support the United States Capitol Police Mission if requested to do so by the Contracting Officer Technical Representative (COTR), (see hours of operation listed below). The Contractor shall perform to the standards of this contract.

Special Events Option: The Contractor shall be responsible for coordinating and setting up for the Architect of the Capitol and the United States Capitol Police Special Events Activities to support the mission of the Architect of the Capitol and the United States Capitol Police Mission if requested to do so by the COTR. (see Special Events Section).

The Contractor shall perform a full range of Operations and Maintenance and Support Services for the following United States Capitol Police (USCP) facilities:

- a. United States Capitol Police Headquarters Facility
85,000 gross square feet.
- b. United States Capitol Police Vehicle Maintenance Division Facility/Hazardous Device Facility
24,000 gross square feet.
- c. United States Capitol Police Offsite Delivery Center
7,000 gross square feet.
- d. United States Capitol Police K-9 Facility
4,000 gross square feet.
- e. United States Capitol Police Kiosks
30 Kiosks Units/ and Security Traffic Barriers (need total count)
- f. United States Capitol Police Crib Facility.
4,000 gross square feet.
- g. United States Capitol Police Trailer at 3rd Street & Constitution Ave.
480 gross square feet.
- h. AOC Construction Management Branch Facility
12,500 gross square feet.

SECTION C: STATEMENT OF WORK
UNITED STATES CAPITOL POLICE FACILITIES

- i. AOC/USCP Fairchild Office Facility – Floor 1/2/3/78. (Miscellaneous Work Orders Only).
115,000 gross square feet.
- j. AOC Office Trailer
Location: “D” Street NE, between Louisiana Ave and Delaware Ave.
1,440 gross square feet.

The normal hours of operation for the United States Capitol Police are twenty-four (24) hours a day, seven (7) days a week, three hundred and sixty-five (365) days a year. The Contractor shall be required to be on site between the hours of 7:30 a.m. and 4:00 p.m., Monday through Friday. The Contractor shall respond to all emergency service calls twenty four hours (24) a day, seven (7) days a week, three hundred and sixty five (365) days a year, including Saturday’s and Sunday’s. This includes all Government Holidays, Man/Made or Natural Emergencies.

The Contractor shall respond to all emergency calls within two hours after receiving the emergency call. The Contractor shall notify the COTR immediately of the emergency and shall keep the COTR apprised of the situation at all times. Some repairs or maintenance including both Standard and Non Standard Work Orders (defined in 2.1.25 and 2.1.26 of this PWS) may be required to occur after normal duty hours. Should that be the case and because of the nature of the facilities, the repairs or maintenance performed will not be charged at an overtime rate, but included as part of the contract. Further, all repairs or preventive maintenance will be scheduled around USCP activities.

- 1.2.1. Preventive Maintenance (PM). PM is a large, important portion of this PWS. The Contractor is required to develop and implement PM plans according to the General Administration Services (GSA) Maintenance Guidelines and Time Standards Manual. The Government may, at its discretion, grant an interim approval of PM plans prior to approval of the finalized plans. Warranties applicable to any equipment must be considered by the Contractor prior to performance of any service/or maintenance. Equipment under warranty shall be maintained in accordance with warranty instructions and conditions. The COTR will inform the Contractor of such equipment that is under warranty.

- 1.2.1.1. PM plans shall be based on the requirements set forth in this PWS, General Services Administration Maintenance Guidelines Manual (GSA), manufacturer's recommendations and standards, and applicable codes. In cases where no GSA preventative maintenance guide exists, the Contractor shall follow manufacture’s recommendations and the requirement specified in paragraph 1.2.1.4. of the PWS. The Contracting Officer’s (CO) Technical Representative (COTR) may determine in some instances, that more stringent requirements may be needed. Refer to Technical Exhibit 3.

SECTION C: STATEMENT OF WORK
UNITED STATES CAPITOL POLICE FACILITIES

- 1.2.1.2 The Contractor shall maintain PM records on all equipment and systems, which shall reflect PM performed and all repairs made, including scheduled and accomplished dates. A copy of the PM records shall be provided to the Contracting Officer's Technical Representative (COTR) on a monthly basis. All PM records for work at the USCP Facilities shall be separately tracked by the Contractor as required by Government.
- 1.2.1.3 Once established, the PM program shall be executed as scheduled with documentation maintained accurately and up to date at all times. The Contractor shall update its PM program as necessary to reflect any changes in equipment inventory (e.g., additions or deletions), with such updates being subject to Government approval. Proposed revisions shall be provided to the Government for approval in writing within 15 calendar days after their need is identified.
- 1.2.1.4. On equipment where a PM guide does not exist, the Contractor is required to develop maintenance guidelines for approval by the COTR. The guidelines shall be submitted as part of the PM plan, and include a listing(s) of items and components to be maintained, inspection and maintenance techniques, personnel schedules for performance; PM checkpoints, services, and frequencies, and recording methodology.
- 1.2.2. Operating Plans. Operating plans are also required in various sections of this PWS to identify all requirements for safe, efficient operation of the utility systems and services provided by the Contractor. Operating plans shall be submitted as part of the work management plan.
- 1.2.2.1. Operating plans shall be prepared by the Contractor and in accordance with the following order of precedence:

- (1) Manufacturers' recommendations and standards.
- (2) National State and Local Codes.
- (3) Procedures outlined herein.
- (4) Industry standards.

Unless otherwise specified herein, operating plans shall include, but are not limited to, complete description of operating procedures; personnel organization and schedules; reporting methodology; operational testing, measuring, recording, and reporting of operating data, to include operations logs; operator checks and services and their frequencies, and identification and reaction to operational emergencies. Logs, records, checklist, and other documentation maintained by the Contractor shall be available during all normal working hours for Government (COTR) approval. Proposed revisions shall be provided to the Government for approval within 15 calendar days after their need is identified.

SECTION C: STATEMENT OF WORK
UNITED STATES CAPITOL POLICE FACILITIES

1.3. KEY PERSONNEL.

1.3.1. The Project Manager shall be on site or available during normal working hours.

The Contractor shall provide a Manager who shall be responsible for the performance of work. The name of this person and alternate(s) (Assistant Project Manager, or Chief Engineer) who shall act on behalf of the Contractor when the Project Manager is absent shall be designated to the Contracting Officer in writing. A key personnel member shall be available at all times. **The Government will only provide limited office space for key personnel (example: on duty Facility Engineer/Work Order Desk) to operate and maintain the USCP Facilities from.** The limited office space will be located in the police headquarters facility. A parking space for one (1) service vehicle will be available at the headquarters facility. The Project Manager or his alternate shall be available at all times during normal Government working hours and shall respond to emergency service calls after normal working hours within one (2) hours after receiving the emergency service call. The Project Manager or Alternate shall have full authority to act for the Contractor on all contract matters relating to the daily operation of this contract. The Contractor will be given limited storage space to store both parts and equipment.

1.3.1.1. Reserved

1.3.1.2. The Project Manager is designated as the accountable property custodial officer for all accountable property provided to the Contractor. The Project Manager shall adhere to requirements for Accounting and Inventory Control for Property Assigned to Custodial Areas.

1.3.1.3. The Contractor is responsible to correct all unsatisfactory work that falls within the requirements of the PWS.

1.3.1.4. Contractor employees shall observe and comply with all USCP rules and regulations concerning general employee conduct as may from time to time be published. The Government will provide these to the Project Manager. Note: All USCP Facilities are a smoke-free workplace.

1.3.1.5. Contractor employees shall not loiter around the facility during off-duty hours.

1.3.2. Employees. The Contracting Officer has the authority to restrict the employment under the contract of any contractor employee, or prospective employee, who is identified as a potential threat to the health, safety, security, general well being or operational mission of the facility and its population. The Contracting Officer may require the Contractor to remove any employee from the job site who is found objectionable by the Government. The removal from the job site of such persons

SECTION C: STATEMENT OF WORK
UNITED STATES CAPITOL POLICE FACILITIES

shall not relieve the Contractor of the requirement to provide sufficient personnel to perform adequate and timely services.

- 1.3.2.1. The Government may require medical screening of Contractor personnel, at Contractor expense, to ascertain whether employee(s) has (have) been using controlled substances.
- 1.3.2.2. All Contractor employees shall present a neat appearance and be easily recognized. All employees must wear contractor issued distinctive clothing bearing a distinguishable emblem or patch. The clothing must be approved by the COTR. The Contractor is expected to have its employees as well as its sub-contractors in uniform within 30 calendar days from the date he/she is hired.
- 1.3.2.3. The Contractor shall ensure that employees have all current and valid required, professional certifications and licenses before starting work.
- 1.3.2.4. The Contractor shall not employ any person who is an employee of the United States Government if the employment of that person would create an appearance or apparent conflict of interest.
- 1.3.2.5. Supervisory and technical personnel shall have experience in maintenance of complex industrial facilities and in the operation of utility systems of the type used at the USCP Facilities. Supervisory personnel shall be experienced in the administration, scheduling, and coordination of a work a force for the maintenance of the USCP Facilities. Employees responsible for performing/approving such work must possess up-to-date licenses and certifications as required by the City of Washington, D.C.
- 1.3.2.6. Employees furnished under this contract shall be experienced in the maintenance of industrial equipment and systems of the type in use at the USCP Facilities, and shall possess the knowledge, skills and abilities to perform such work. Contractor personnel must be able to read, write, speak, and understand English.
- 1.3.2.7. The Contractor shall ensure appropriate staff participation in any training scheduled by the Government during normal working hours at the USCP Facilities.
- 1.3.2.8. The Contracting Officer Technical Representative reserves the right to review the resumes of all proposed personnel for appropriate skill level prior to being employed under this contract.
- 1.3.2.9. The Contractor shall immediately notify the COTR in writing when a decision to terminate an employee has been made.

SECTION C: STATEMENT OF WORK
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1.4. STATUTORY AND ACTUAL DAMAGES.

Mandatory deductions are addressed elsewhere related to the value of services not received for work not performed or defectively performed. The Contractor shall additionally be subject to deductions for damages consequently incurred by the Government as a result of the Contractor's nonperformance or defective performance. These deductions may apply in case of total default, partial default, or when a specific contract requirement is not performed or, in the opinion of the COTR, is unsatisfactorily performed.

- 1.4.1. Statutory Damages. When the Contractor fails to perform or defectively performs any requirement of this contract, whether referred to in the Performance Requirements Summary of any section of this PWS, or in the narrative of any section of this PWS or contract, and when the Contracting Officer determines that such failure is the proximate cause of the facility being in noncompliance with any Federal, District or Local statute or regulation, and when the Agency is assessed any fine or penalty as a result of such non-compliance, the Contractor shall be liable to the Government for the amount of any fine or penalty so assessed. Any amount, for which the Contracting Officer determines the Contractor to be liable, shall be deducted from the amounts due on monthly invoices submitted after the amount is determined.
- 1.4.2. Actual Damages. When the Contractor's failure to perform any requirement of this contract causes the full or partial failure of any ongoing analysis or research program, the Contractor shall be liable to the Government for all personnel and material cost of the portion of the analysis or research program that failed. As used in this paragraph, "failure" means that progress is disrupted to the extent that additional personnel or material resources must be expended to bring the analysis or program back up to the level it was at immediately prior to the incident that caused its disruption.
- 1.4.3. Assessment of Costs. Cost assessed to the Contractor will be based on the cost of the fines or penalties assessed to the Government, and the Government material and personnel costs lost due to Contractor-induced errors. Proposed assessments against the Contractor will be fully documented by the Government and forwarded to the Contractor for explanation of any extenuating factors which may apply. The Contracting Officer will review the Contractor reply and make the final determination regarding any charges to be assessed.

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1.5. PHYSICAL SECURITY.

The Contractor shall be responsible for safeguarding all Government property provided for contractor use. This includes, but is not limited to, Government Equipment. At the close of each work period, Government facilities, equipment and materials shall be secured. The Contractor shall take all necessary action needed to protect the Government's property against catastrophic events such as major or unusual weather conditions or utility outages.

- 1.5.1. Controlled Entry. Entrance into the facilities is controlled through entry points of each facility. Visitors (i.e., those personnel that are not part of the USCP Staff or facilities workforce, Government or Contractor) are required to sign in and out at the entrance. Permanent workforce personnel are required to sign in or out. The Contractor shall provide the COTR, immediately upon request, a roster of Contractor personnel that are employed for work at the facility. The Contractor shall also provide the COTR with a roster of visitors at least 24 hours in advance of their expected arrival. All Contractor personnel shall be identified to the Government during the start-up period or upon employment, whichever is earlier. The Government will provide picture ID badges to be renewed yearly, for security purposes. The Contractor and its employees shall comply with all security procedures for access to the grounds and facility which may require display of ID and/or sign in/out during non-regular work hours.
- 1.5.2. Key Control. The Contractor shall establish and implement a procedure for ensuring that all keys and lock combinations that may be issued to Contractor personnel by the Government are not lost or misplaced and are not used by unauthorized persons.
- 1.5.2.1. All keys and combinations required for satisfactory accomplishment of tasks described in this PWS will be furnished by the Government.
- 1.5.2.2. Keys and lock combinations issued to the Contractor shall not be duplicated; and shall not be disseminated beyond a "need to know" basis. The Contractor shall provide a list of personnel that have been issued keys and lock combinations to the COTR, and shall update the list accordingly.
- 1.5.2.3. The Contractor shall report loss of a key or compromise of a combination immediately to the Government (COTR). All keys lost by the Contractor shall be immediately replaced by the Contractor. Existing locks will be replaced; the direct cost of which will be charged to the Contractor. Cost of replacing combination locks as a result of contractor-caused compromise of combination will be assessed to the Contractor.
- 1.5.3. Fire Safety. The Contractor shall include fire safety precautions and procedures in its safety and accident prevention plans called for in the various sections of this PWS. All fires shall be reported immediately by the most expeditious means.

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- 1.5.3.1. The Contractor shall obtain a permit from the COTR or designated alternate prior to any welding or burning.
- 1.5.3.2. The Contractor shall notify and coordinate with the Government representative before any work is started and after completion of all work on a fire suppression system, fire hydrant, or water main; and shall obtain prior approval from the representative before turning off water which could affect the fire protection capabilities to any facility.
- 1.5.3.3. The Contractor will participate in the Occupant Emergency Evacuation Plans and the Contingency/Emergency Plans established in each facility. The Government will make routine fire safety inspections, and the Contractor shall perform corrective actions on fire hazards noted by the Government.

1.6. GOVERNMENT FURNISHED PROPERTY AND FACILITIES.

The Government will provide the Contractor with **limited** space for storage of tools and/or supplies; office space and spare parts. However, the Contractor is responsible for the accountability and security of all Government owned property and facilities furnished for Contractor use or otherwise entrusted to it; and for maintaining it in a clean, serviceable condition.

The Contractor assumes the risk of, and is responsible for, any loss or damage to Government property and facilities used except for reasonable wear and tear, and to the extent that such property is consumed in the performance of the contract.

- 1.6.1. Facilities. The Government will provide the Contractor access to the facilities described in Technical Exhibit 2. The operation, maintenance, and repair of these facilities are included within the PWS. Repairs necessitated by Contractor misuse or negligence will be accomplished by the Contractor at its own expense. Alterations made for the benefit of the Contractor must have prior approval of the COTR and may or may not, at the discretion of the Contracting Officer, be paid for by the Government.
- 1.6.2. Equipment. Technical Exhibit 3 is a representative listing of Government Equipment (Inventory). The maintenance of this equipment is included within this PWS. See also specification 3.1.2. and 3.1.2.1 regarding Equipment and Equipment Inventory.
 - 1.6.2.1. The Contractor shall ensure that all accountable property is controlled in accordance with Accounting and Inventory Controls for Property Assigned to Custodial Areas.
 - 1.6.2.2. The warranty provisions on all equipment, component parts, and accessories shall be

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safeguarded by the Contractor during the full duration of the warranty period, by complying with all manufacturers' requirements regarding maintenance services and intervals. The Contractor shall take full advantage of manufacturer warranty Obligations.

- 1.6.3 Within 30 calendar days of the effective date of the contract, the COTR and Contractor representatives will conduct a joint inventory of all equipment and components at the USCP Facilities. This inventory shall include a review of equipment operating manuals and suppliers catalogs. As a result of this inventory, the Contractor shall develop a Master Equipment and Component Listing and a Master Emergency Spare Parts Listing. All applicable items found during the joint inventory that are not included in Technical Exhibit 3 will be added by modification to this contract. Final versions of these listings shall be submitted to the Government within 30 calendar days of the joint inventory. The Contractor will be responsible for maintaining current versions of both listings and for stocking and replacement of all necessary Emergency Spare Parts. See Part I, Section H, Clause entitled Advance Understandings. It is contemplated that the Contractor will be reimbursed for replacement equipment on a cost basis and that the Contractor shall be responsible to insure that the Government receives the best cost possible on all parts and equipment, the Contractor shall received three (3) bids or prices on all replacement parts and equipment when ever possible. The total price for such reimbursement while specified, may be modified from time to time.
- 1.6.3.1. The equipment operating manuals and supplier catalogs presently maintained by the Government (or copies thereof) will be turned over to the Contractor (if manuals are available) during the Start-Up Phase. All files, daily, weekly, and monthly logs, data sheets, records, manuals and worksheets, or any other technical material generated by the Contractor during this contract shall remain or become the property of the Government and shall be returned to the COTR at the expiration of the contract. The COTR will have the right to inspect or copy any files, daily, weekly, and monthly logs, records, reports, maps, worksheets, or any other technical material generated by the Contractor during this contract.
- 1.6.3.2. In addition, within 30 calendar days of the joint inventory, the Contractor shall number each piece of equipment neatly with numbers of contrasting color to the equipment, which must be approved by the COTR.
- 1.6.4 Storage and Utilities. The COTR shall designate space (if any) for use by the Contractor. The Contractor may be permitted to place lockers for its staff in the mechanical equipment rooms. Upon the COTR'S approval, tools and supplies may be stored in the mechanical equipment rooms.
- 1.6.4.1. The Government will be responsible for the cost of all utilities such as electricity, natural gas, fuel oil, water and sewage as necessary to ensure Contractor compliance

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with this PWS. In doing so, the Contractor shall be responsible for implementing a strong energy conservation program--keeping up with national initiatives. The Government will provide telephone service (local calls only) for this contract. Vehicles will not be provided. Use of facilities is restricted to that level which is specifically needed for contract performance.

- 1.6.5. Forms and Publications. The Government will furnish all required Government Forms, and Government publications to the Contractor, as they are required by the Contract. Government publications include but are not limited to, Manual Guides, Federal Regulations, and Federal Register issuance's if required.
- 1.6.6. Protective Clothing (If Required). The Contractor shall furnish protective clothing to his/her employees if needed to perform service work.
- 1.6.7. Restricted Use of Government Facilities and Property. The Contractor is advised that Government-owned facilities, property, and utilities shall only be used in the performance of official duties required by this contract. No Government owned Facilities, property, and utilities may be used for private benefit at any time.
- 1.7. CONTRACTOR FURNISHED PROPERTY.
 - 1.7.1. General. The Contractor shall provide all Contractor-specific administrative supplies (e.g., letterhead paper, vehicles, equipment and gasoline and diesel fuel with the exception of fuel as specified at 5.14.2 and 5.14.3 required for the successful accomplishment of the requirements of this PWS.
 - 1.7.2. Workclothes. Street clothes shall not be worn by the Contractor's personnel while performing work under this contract. The Contractor shall provide worker clothing, which shall carry a distinguishable emblem or patch. The Contractor shall provide its employees with safety glasses and other protective equipment required for the performance of the contract with the exception of what is provided by the Government as described in paragraph 1.6.6.
 - 1.7.3. Tools. The Contractor shall provide hand tools, small power tools, and minor instrumentation that is normally considered a "tool box" item for the individual craftsmen. The Contractor shall be responsible for equipping the individual craftsmen to accomplish their normal duties.
 - 1.7.3.1. The Contractor shall provide all instrumentation and devices necessary to execute the specifications in this work statement (e.g., drills, grinders, voltmeters, megometers, etc.).

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- 1.7.4. Publications. The Contractor shall provide its own copies of National /State or District Codes, and Trade Association Standards.
- 1.7.5. Materials. The Contractor shall provide and be responsible for all the necessary items for maintenance of the USCP Facilities including cleaners, HVAC air filters, grease, oil and other lubricants, belts, wiping rags, light bulbs, fluorescent tubes, nuts, and bolts associated with the normal day-to-day operations and maintenance of the USCP facilities. The Contractor shall also be responsible for maintaining all parking lots, entrance way lighting and security flood lights at each facility. The Contractor shall be responsible for supplying all equipment and tools necessary to perform the above work.

1.8. ENERGY CONSERVATION.

The Contractor shall comply with energy conservation practices and shall be responsible for conserving energy to the maximum extent possible. The Contractor shall plan and develop energy conservation procedures when new technologies or Contractor awareness make such measures feasible, and shall bring these to the attention of the Government.

Contractor-generated energy conservation measures must be approved by the Government prior to implementation.

- 1.8.1. Water. Domestic hot water temperatures shall not exceed 120 degrees Fahrenheit. Process hot water (i.e., the hot water supplies to the laboratories for their use) shall be operated at temperatures that meet customer requirements and identified by the COTR.
- 1.8.2. Electricity. Inside lights shall be turned off to the maximum extent possible and window lighting utilized. During non-duty hours, interior and exterior lighting shall be eliminated except when it is essential for safety, research and security purposes. All lights and equipment shall be turned off any time they are not needed.
- 1.8.3. Steam. Steam traps shall not be bypassed. Traps shall be maintained in good operating order to prevent the bypass of live steam into the condensate system.
- 1.8.4. Heating and Air Conditioning Control Settings. Heating and air conditioning control settings for critical facilities shall be in conformance with the critical set points established by the Agency. Generally, temperature settings shall be in conformance with federal policy.

1.9. SAFETY.

The Contractor shall establish an accident prevention and safety program. Which shall provide safety, health protection, and personnel medical record maintenance as required by the Occupational Safety and Health Act (OSHA), as amended, and all Code of Federal

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Regulation segments implementing OSHA. The plan(s) shall be submitted to the Contracting Officer for approval during the start-up period.

- 1.9.1. The Contractor shall appoint a Safety Manager, which may be a collateral duty.
- 1.9.2. The Government reserves the right to conduct unannounced safety inspections at any time.
- 1.9.3. The Government reserves the right to investigate accidents involving Contractor personnel. The Contractor shall immediately report to the Government any bodily injury or death of Contractor personnel while in the performance of official duties, damage to Government property estimated to be in excess of \$100, or loss of Government property resulting from the activities of the Contractor, its agents, or employees.
- 1.9.4. The Contractor shall provide employees with protection against physical and health hazards by furnishing all industry standard protective equipment required for performance of this work statement.
- 1.9.5. The Contractor shall ensure that all signs, equipment, machinery, and hazards are marked or painted to identify the hazard. The colors and markings used shall conform to Occupational Safety and Health Administration (OSHA) regulations specified at 29 CFR 1910.144 (Safety Color Code For Marking Physical Hazards).
- 1.9.6. The Contractor shall ensure that all operating equipment and tools have guards which conform to the provisions of OSHA regulations specified at 29 CFR 1910 Subparts O and P.
- 1.9.7. All waste material as defined in 40 CFR 261.20 which could affect the environment must be disposed of in accordance with directions provided by the Hazardous Waste Manager/Safety Officer associated with the facility.
- 1.9.8. All Contractor personnel that may be required to enter restricted areas shall be identified to the Government during the start-up period or upon employment, whichever is earlier.
- 1.9.9. Scheduled safety tests shall be the responsibility of the Contractor to perform at no additional cost to the Government as follows:
 - Fire alarm system -- Yearly
 - Fire Extinguisher Inspections -- Visual inspection monthly and annual maintenance check as specified in 29 CFR, Part 1910.157(e).

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- High voltage Switchgear and Transformers -- Yearly by a company independent of the Contractor.
- Safety showers/or sinks -- Activate monthly to flush line and verify proper operation.
- Pressure Vessel Certification- As required by Federal, District, and Local Regulations. Performed by a company independent of the Contractor.
- Load bank test of emergency generators -- during base year and every year there after performed by a company independent of the Contractor.
- Steam distribution—semi annual
- Water and air sampling as required by the Contractor two (2) times annually.
- UPS Systems – Standard PM Requirement for each unit.

1.9.10. Employee Training. The Contractor shall provide the COTR with annual reports of employee(s) training certifications. The Contractor shall provide OSHA Hazard Communication training to ensure that all employees are informed of both the chemical and non chemical hazards associated with the performance of the contract tasks and the appropriate protective measures before the task is initiated.

1.9.10.1. The COTR will be responsible to inform the Contractor of:

- A. Any USCP chemical or non chemical hazards which the Contractor's personnel may encounter in the normal course of work on the premises.
- B. Related precautionary measures to protect contract employees during normal conditions at the work place and in foreseeable emergencies.
- C. Any special labeling system in the USCP workplace.

1.10. HOURS OF OPERATION

1.10.1. Normal Hours. The normal working hours of the United States Capitol Police are twenty-four (24) hours a day, seven (7) days a week, three hundred and sixty-five (365) days a year. The Contractor shall be required to be on site between the hours of 7:30 a.m. to 4:00 p.m., Monday through Friday. The Contractor shall respond to all emergency service calls twenty four (24) hours a day seven (7) days a week, three hundred and sixty five (365) days a year, this includes weekends (Saturdays & Sundays) and all Government Holidays. The Contractor shall respond to all emergency service calls within two (2) hours after receiving the emergency call. The Contractor shall notify the COTR immediately of the emergency service call and shall keep the COTR apprised of the situation. The Contractor shall maintain customer service during the hours stated above. **Note: The Contractor shall be**

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available to work on both Government Holidays and for Special Events Activities when requested by the Contracting Officer or the COTR.

- 1.10.1.1. The Contractor shall provide personnel as needed to meet specific deadlines, or emergency or urgent situations at no additional cost to the Government.
- 1.10.1.2. Recognized Holidays: New Year's Day, Martin Luther King's Birthday, George Washington's Birthday, Memorial Day, Independence Day, Labor Day, Columbus Day, Veterans' Day, Thanksgiving Day and Christmas. The Contractor is required to provide the same service on national holidays and on Special Event Activities upon request from the Contracting Officer or the COTR.
 - 1.10.1.2.1. Maintenance personnel shall provide continuous service to correct emergency conditions that affect critical equipment and facilities or critical environmental conditions.
 - 1.10.1.2.2. Operations personnel shall provide continuous operation of utilities.
- 1.11. LOST AND FOUND PROPERTY.

When any material is found which appears to have been lost, abandoned, or for some unknown reason is not on record, the Contractor shall secure the material and report the finding to the COTR.

- 1.11.1. Any item of personal (individual) property or currency either lost or found by Contractor personnel shall be reported to the COTR.
- 1.11.2. The Contractor is advised that any lost or abandoned property by an employee on a federal installation in the performance of work is considered to belong to the Government. However, lost or abandoned property will be returned on request of the owner when the owner provides adequate proof of ownership.
- 1.11.3. The Government is not responsible for lost or stolen property or currency of Contractor employees.

1.12. APPLICABLE PUBLICATIONS.

The Contractor shall adhere to applicable portions of the latest editions of the publications listed below.

- 1.12.1. 29 CFR 1910, Subparts O (Machinery and Machine Guarding) and P (Hand Potable Powered Tools and Other Hand-Held Equipment).

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- 1.12.2. Resource Conservation and Recovery Act (EPA), applicable regulations in 40 CFR, Parts, 260-280.
- 1.12.3. Work Management and Shop Services.
- 1.12.4. Reserved.
- 1.12.5. Reserved.
- 1.13. WORK MANAGEMENT.
- 1.13.1. General. The Contractor shall provide the COTR (in writing) an effective work management system plan which shall be the basis for receipt of work, planning, estimating, material acquisition, facility inspection, work assignment, and scheduling. This system shall facilitate accomplishment of all items of work necessary to accomplish the various tasks described in this PWS; and shall provide supervision, recording, and evaluation of work performance to ensure timeliness, completeness, and efficiency. It shall be developed in accordance with the following requirements:
 - a. GSA Maintenance Guidelines, Manufacturer's Recommendations and Standards.
 - b. National and State Codes.
 - c. Requirements set forth in individual sections of this work statement.
 - d. Industry Standards.

It shall include the following:

- 1. A complete explanation of the Contractor's operating procedures including a checklist.
- 2. A staffing plan to include:
 - a. Organization Chart, completely outlining personnel organization and schedules
 - b. Job titles.
 - c. Position Descriptions and Responsibilities.
 - d. Procedures for filling unexpected absences of critical personnel.
 - e. Hiring plan to fill personnel vacancies.
 - f. General personnel Management Policies.
- 3. Reporting methodology including provisions for making all logs, records and check lists to the Government during regular working hours.
- 4. A detailed description of methods of operational testing, measuring recording and reporting of operating data to include operating logs.

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5. An explanation of procedures for and frequencies of operator checks and services (e.g., tour list).
6. An explanation of emergency response procedures.
7. A Preventive Maintenance plan for all items and components to be maintained. This PM plan shall list each item or component and shall, at a minimum contain the following:
 - a.) A description of inspection and P.M. techniques.
 - b.) Personnel scheduled for performance.
 - c.) System shutdown and coordination requirements, where necessary.
 - d.) Preventive maintenance checkpoints, services and frequencies, with recording methodology.
 - e.) A description of the Contractors proposed method(s) of preventive maintenance control, including the specific time required for the Contractor to correct unsatisfactory work.
 - f.) A demonstration that documentation for this program is being accurately and currently maintained at all times.

The plan must provide methodology for changes in equipment inventory and for submitting such updates to the Government for approval. In accordance with this requirement, all proposed changes to equipment inventory must be presented to the COTR in writing within fifteen (15) calendar days after the necessity for each change is identified by the Contractor. This management plan shall be submitted by the Contractor to the COTR for approval within 30 calendar days after the effective date of the contract. Upon the approval by the COTR, the maintenance procedures shall be instituted immediately.

1.13.2. SPECIFIC REQUIREMENTS.

- 1.13.2.1 The Contractor shall maintain a point of contact continuously on-site at the facility for reception of Emergency Work Orders (EWO) and for all other requests and orders during normal working hours.
- 1.13.2.2. The Contractor shall review each work request for completeness, understanding, and clarity. Vague and incomplete work requests shall be returned to the COTR for more complete information. The Contractor shall analyze each work request thoroughly, breaking all tasks down to the simplest elements possible.
- 1.13.2.3. Service calls, Standard Work Orders (SWOs) and Nonstandard Work Orders (NWOs) and Miscellaneous Utility Work orders will be issued by the COTR to the Contractor. They will be in sufficient detail, with descriptions of work sketches or drawings as necessary, to allow the Contractor to develop an estimate of man-hours,

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materials, and compliance with established priority. The estimate of time and materials will be approved by the COTR prior to scheduling and commencement of work.

- 1.13.2.4. The Contractor shall make a weekly schedule. The schedule shall include all work requests and orders except EWOs. The Contractor shall schedule work request by priority assigned or as otherwise directed by the COTR. Building availability, safety requirements, identification of underground utilities, materials, personnel and equipment availability are mandatory scheduling considerations. Schedules shall indicate location of work, by building or area. The COTR may, at its discretion, inspect the work schedule and may direct the Contractor to revise its work schedule to meet specific Government needs.
- 1.13.2.5. The expenditures of resources shall be recorded on a daily basis, to include man-hours by individuals' names and craft, specific work tasks accomplished, and material expended.
- 1.13.2.6. The Contractor shall be responsible for coordinating any interruption of utility service or equipment with the COTR in conjunction with work performed by any government Contractor. The interruption of service must be scheduled to minimize the length of time of the interruption and to minimize its effect on the operations in areas being disrupted. For scheduled interruption of utility services for periods longer than 24 hours in non-critical areas, and for any interruption in critical areas that may adversely affect a research project, the Contractor shall, unless otherwise directed by the COTR, provide temporary service to the areas affected.
- 1.13.2.7. The Contractor shall manage the work load to keep a backlog of small work orders (i.e. less than 10 man hours each) when totaled, do not exceed 250 man hours. No work request shall stay in the backlog for more than 30 days without specific COTR approval. The Contractor shall adjust the workforce to maintain the backlog within this limit at no additional cost to the Government. Work that must be redone because it did not meet applicable standards shall not be assigned and treated as a new work request or order; rather, it shall be counted as part of the original work request or order.
- 1.13.2.8. The Contractor shall provide "marked up" drawings to the COTR upon the completion of non-standard work orders to allow updating of "as built" drawings on file at the facility as requested by the COTR.
- 1.13.2.9. The Contractor shall insure that all reports are sent to the COTR electronically on a monthly basis.
- 1.13.2.10. Service Call Program: **The Contractor will be required to use the existing AOC Service Call Program for receiving and monitoring daily service calls.**

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1.14. WORK ORDER DESCRIPTIONS.

- 1.14.1. Emergency Work Order (EWO): EWO's are used for work outside of the PWS (e.g., asbestos abatement) and work that is estimated to take more than 100 man-hours to accomplish, can be initiated only by the COTR. EWO's that fall within the PWS and are estimated to take under 100 man-hours, can be issued by the COTR or a designated representative. Work of this type shall commence immediately and continue until the emergency has been eliminated or secured. Work orders of this type will be directed to the Contractor's Project Manager or Alternate on site at the time the emergency occurs.
- 1.14.2. Standard Work Order (SWO): SWO's can only be initiated by the COTR or a recognized Government representative. A work order will be directed to the Contractor's Project Manager for scheduling. SWO's shall be accomplished within 48 hours of receipt except as otherwise authorized by the COTR.
- 1.14.3. Non-Standard Work Order (NWO): NWO's can only be initiated by the COTR. A work request will be submitted to the Contractor's Project Manager. Once received, the Contractor will prepare a plan of work and a price proposal for consideration by the COTR. Following successful negotiations, a NWO work order will be issued. Unless otherwise agreed to, the contractor will respond to a NWO request for proposal within 10 calendar days of receipt.
- 1.14.4. Miscellaneous Utility Work. In addition to SWO's, NWO's and EWO's, the Contractor shall provide an average of 160 man-hours per month not to exceed 2080 man hours per year to accomplish small miscellaneous jobs requested by the COTR. These work orders shall be accomplished within 48 hours of receipt except as otherwise authorized by the COTR. The skills needed to accomplish this work shall be limited only to the disciplines required to execute the PWS. The type of work can range from operating support equipment to facilitate the work of Contractors, hanging signs, making keys, trimming doors, attending meetings, painting a wall, repairing desk locks, moving office furniture, moving or repairing file cabinets, this shall also include the repairing of the USCP personal equipment lockers that are located throughout all of the USCP Facilities including the Fairchild Facility.
- 1.14.5. Alterations and Changes. Alterations and changes to Non-Standard Work Orders may be made by the COTR. Work requirements cannot be added to work requests without the COTR's approval.

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- 1.14.6. Service Calls. A Service Call can only be initiated by the COTR or the USCP Facility Manager or adesignated representative. All non-emergency service calls shall be completed by the Contractor within 48 hours from time of issuance. All Emergency Service Calls (e.g., hot or cold complaints), shall be responded to immediately. If repairs cannot be made immediately, the Contractor will notify the COTR that further action is required (e.g., a SWO might be required in lieu of a service call because the job may take more than 4 man-hours). Upon completion, the service ticket will be returned to the COTR within 24 hours for validation.

1.15. STANDARD AND NONSTANDARD WORK ORDERS.

The Contractor has the responsibility to bring to the attention of the COTR in writing any deficiencies requiring the initiation of a SWO or NWO. These deficiencies will be reviewed and addressed by the COTR. The Contractor shall schedule this work for completion as directed by the COTR.

1.15.1. REPAIRS.

Incidental Repairs (Included in Monthly Services at no additional cost for each repair)

As part of the services provided under this contract, the Contractor shall perform all incidental repairs necessary to prevent a breakdown or failure of a piece of equipment. Incidental repairs are defined as unscheduled work required to prevent a breakdown of a piece of equipment or a system or to put it back in service after a breakdown or a failure where the cost for labor, materials, and parts is expected to be \$1,000.00 or less. This dollar threshold applies to each repair job that may be required. The Contractor shall immediately perform incidental repairs when they are required in order to insure continuity or to return equipment to service as soon as possible. The COTR shall be advised of the problem and that the repairs are being accomplished. Work should not be delayed in order to notify the COTR, except where guarantees or warranties are involved in which case the COTR shall be notified prior to repairs being made.

Major Repairs (Repairs costing \$2,500.00 or more)

As part of the services provided in this contract, the Contractor shall be responsible to submit three bids (cost proposals) to the COTR for all major repairs that have a dollar value of twenty-five hundred dollars (\$2,500.00) or more. The Contractor awarded this contract shall have the experience/labor and supervisor necessary to perform these types of repairs or equipment replacement when required.

The Government reserves the right to furnish any or all parts and/or materials required for a particular repair to the Contractor furnished property.

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If the Contractor furnishes the parts and/or materials for repair work, the price shall be on the basis of established catalog or list prices. In effect when material is furnished, less all applicable discounts, but in no event shall such price be in excess of the Contractor's sale price to his most favored customers for the same item in like quantity, or the current market price, whichever is lower. The Contractor shall track and maintain all parts that have been supplied and replaced and the equipment that work was completed on. The Contractor shall also track the cost of such parts on a daily basis and insure that the COTR receives a monthly report on such items.

1.16. PREVENTIVE MAINTENANCE.

A Preventive Maintenance schedule will be provided by the Contractor and subject to COTR approval. The first schedule shall be submitted to the COTR for approval as part of the Preventive Maintenance Plan at the end of the start-up period, and annual schedules shall be prepared thereafter. The COTR shall be given annual schedules and completed preventive maintenance reports electronically (computer).

Note: The Contractor shall label (number) all mechanical and non-mechanical facility equipment according to the General Services Administration's (GSA) Public Buildings Maintenance Guides and Time Standards Manual.

1.17. WRITTEN PROCEDURES.

The Contractor shall maintain quality control of operational support by preparation and adherence to written operating and maintenance procedures. The procedures shall incorporate the requirements and recommendations of equipment manufacturers, industry standards, and commonly accepted principles of good management. At a minimum, the procedures shall include the following:

- 1.17.1. Contractor Staffing Plan, to include organization chart, job titles, position descriptions and responsibilities, procedures for filling unexpected absences of critical personnel or positions, hiring plan to fill personnel vacancies; and general management policies;
- 1.17.2. Work schedules for all Contractor-provided operational support personnel not covered in other sections of the PWS.

1.18. EXISTING DRAWINGS AND TECHNICAL DATA.

Existing drawings and technical data are maintained by the COTR and will be made available to the Contractor. Original copies of these will not be removed from the premises, but copies can be made for Contractor use. One copy will be provided upon contract award.

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1.19. START-UP PHASE.

- 1.19.1. A well planned successful start-up of Contractor operated facilities operation and maintenance functions is one of the most critical requirements of this contract. A disruption in the provision of the required services could critically degrade the USCP's ability to perform its mission. A distinct effort and special management attention are, therefore, necessary for the start-up phase. The contractor shall take all necessary steps to ensure a successful start-up phase. This phase shall be defined as a 30 calendar day period beginning on the effective date of the contract, and shall include-
- 1.19.1.1 A summary of it's' performance methodology, as demonstrated in the Contractor's Operating Plans and Work Management System Plan related to milestones for completing the final versions of these written procedures. This summary shall describe any necessary interaction or assistance on the part of the Government during this phase.
- 1.19.1.2. A description of key management personnel. The Contractor shall include resumes of its' Project Manager and alternate(s), Safety Manager, its' planners and schedulers, and its' shop foreman and other supervisors.
- 1.19.1.3. A complete plan for hiring and training personnel. This plan shall outline the Contractor's ability to assure that all personnel will be available for work no later than the effective date of the contract. It shall also describe the qualifications of employees to be used on the project with detailed information concerning certifications, licenses and the scheduling of health and physical examinations if required by the company. The Contractor shall be responsible for the cost of all certifications, licenses and health and physical examinations except those identified in paragraph 1.9.8.. The Contractor shall ensure that appropriate staff is available on-site during the start-up period to participate in Government Training in specific equipment/systems.
- 1.19.1.4. The Contractor will be responsible for providing any preventive maintenance that is required to protect government equipment. Further, the Contractor shall be required to respond to any E.W.O.'s, S.W.O.'s, and N.W.O.'s as outlined in 1.14.1., 1.14.2., 1.14.3., and defined in 2.1.24, 2.1.25, and 2.1.26 respectively.
- 1.19.1.5. The Contractor shall conduct tours of all mechanical systems specified in the PWS. The Contractor shall develop and implement a tour list that requires operating temperatures, pressures, liquid levels and operational status to be recorded. Any abnormal readings shall be noted in the Operating Engineer's daily log, and immediately reported to a member of the Contractor's supervision or management team.

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- 1.19.1.6. The Operating Engineer's daily log shall remain in the main chiller/boiler rooms/or mechanical rooms at all times. The outside air temperature, wind chill factor, humidity, and the expected high and low outside air temperatures shall be recorded in the Operating Engineer's log at least once each shift.
- 1.19.1.7. The Contractor shall provide a sign-in sheet at each mechanical space. The sheet shall be signed, dated, with the exact time of each tour, as well as any adjustments that are made. The Contractor's supervision or management team is responsible for confirming that timely tours are made and accurate data is recorded on the sheets. The Contractor shall develop an organized file of previous logs available for review by the COTR.

1.20. EQUIPMENT INVENTORY.

Not later than 60 calendar days prior to the completion date of the contract, the Contractor and the COTR shall conduct a systematic joint condition survey of all Government furnished equipment and systems, i.e., mechanical, electrical, plumbing, utility, etc., for the purpose of establishing an inventory. The Contractor is responsible for all equipment provided by the Government. The Contractor and the COTR shall jointly determine the working order and condition of all equipment and systems. Items of equipment missing or not in working order shall be recorded. The Contractor shall be responsible for making adjustments that fall within the scope of this contract. This includes, but is not limited to, correcting all deficiencies that could be corrected through the preventive maintenance process or any other repair mechanism specified in this contract. The Contractor and the COTR shall certify their agreement as to the working order of the equipment. If an item cannot be inspected due to the seasonal nature of the equipment's operation, inspection can be deferred at the COTR's discretion. Specific rescheduling dates must be approved by the COTR.

1.21. PHASE-OUT PLAN.

No later than 90 days prior to the contract completion date, the Contractor shall provide a written phase-out plan to the COTR for approval. The plan must identify the proposed method of conducting phase-out, including the level and duration of support

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SECTION 2

DEFINITIONS

2.1. DEFINITIONS.

- 2.1.1. Acceptable Quality Level (AQL)- The maximum percent defective (or the maximum number of defects per hundred units) that, for purposes of random sampling, may occur before the Government will effect the price computation system in accordance with the Performance Requirements Summary and the Inspection of Services Clause. When the method of surveillance is other than random sampling, the AQL is defined as the amount of defective work in the lot that may occur before the Government will effect the price computation system in accordance with the Performance Requirements Summary and the Inspection of Services Clause. An AQL does not allow a contractor to knowingly offer defective service, but limits outputs drawn from a lot. The number of outputs in the sample is the sample size.
- 2.1.2. Contractor. Refers to both the Prime Contractor and any Sub-Contractors. The Prime Contractor shall be responsible for ensuring that its subcontractors comply with the provisions of this contract.
- 2.1.3. Contractor Furnished Property (CFP). All property and supplies other than Government Furnished Property required to perform the specified services of this contract.
- 2.1.4. Contracting Officer (CO). A Government employee who has the authority to enter into and administer contracts and make determinations and findings with respect thereto, or with any part of such authority.
- 2.1.5. Deduct Percentage. The percentage of a contract line item price that represents the dollar value of a particular performance indicator of that contract line item, described in the applicable Performance Requirements Summary.
- 2.1.6. Defective Service. A unit of service which contain one or more defects, or non-conformance with specified requirements.
- 2.1.7. Reserved.

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- 2.1.8. Government Furnished (GFP). All Government facilities, property, and supplies provided to the Contractor to be used and/or expended by the Contractor in carrying out responsibilities set forth in this contract. Ownership of GFP shall remain that of the Government at all time (unless and until consumed and expended in the normal course of business) and all GFP must be returned or accounted for upon completion of the contract terms as set forth in this contract.
- 2.1.9. Lot. All collections of product or service outputs from which a sample is to be drawn and inspected to determine performance in accordance with established standard(s). Lot: The total number of service outputs in a surveillance period, as defined in the AQL column of the Performance Requirements Summary (PRS).
- 2.1.10. Maintenance. Includes preventive maintenance and remedial maintenance.
- 2.1.11. Operational Support. The providing of all services other than maintenance and shop services in accordance with applicable statutes, regulations, and standards as are herein prescribed; and in such a manner that Center programs are allowed to function at optimum levels.
- 2.1.12. Operator Checks and Services. Routine inspections of and services to plant and equipment performed by the operator as a standard part of his/her operation of the plan or equipment; while similar to preventive maintenance, it is not included in the definition of preventive maintenance.
- 2.1.13. Performance Requirements Summary (PRS). Identifies the key service outputs of the contract that will be evaluated by the Government to assure contract performance standards are met by the contractor.
- 2.1.14. Physical Security. Those actions taken to preserve property from loss or damage.
- 2.1.15. Preventive Maintenance (PM). Scheduled checks and services (including, but not limited to, adjustments, cleaning, calibration, inspection, and equipment servicing) of building and installed equipment, utility systems, and process and non-process equipment at intervals recommended by the General Services Administration (GSA) Maintenance Guides and Time Standards Book or by the manufacturer's recommendations or by standards within the industry to ensure proper and efficient operation with minimum breakdowns, deterioration, or other deficiencies.
- 2.1.16. Contracting Officer's Technical Representative (COTR). The individual, who is designated as being responsible for Government monitoring and technical direction of this contract.

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- 2.1.17. Quality Assurance (QA). Those actions taken by the Government and the Contractor to assure services meet the requirements of the Performance Work Statement (PWS).
- 2.1.18. Quality Control (QC). Those actions taken by a contractor to control the performance of service so that they meet the requirements of the PWS. The Contractor shall be responsible for the Quality Control of this contract, and shall be held accountable.
- 2.1.19. Random Sample. A sampling method in which each service output in a lot has an equal chance of being selected.
- 2.1.20. Remedial Maintenance. Repair of buildings and structures and their installed equipment, utility systems, and process and non-process equipment in accordance with manufacturers' recommendations or standards within the industry, to restore it to its proper operating condition. This term may be used interchangeably with "repair".
- 2.1.21. Sample. A sample consists of one or more service outputs drawn from a lot, the outputs being chosen at random. The number of outputs in the sample is the sample size.
- 2.1.22. Shall. This word is used in connection with the Contractor and specifies that the Provision is binding.
- 2.1.23. Unintentional or Non-Negligent Defective Performance. Defective performance rendered by the Contractor which is not covered by the definition of intentional or negligent defective performance.
- 2.1.24. Emergency Work Order. Any repair that, if not accomplished immediately could result in damage to property, equipment or personnel (applicable to service calls, standard work orders, miscellaneous utility work, and non-standard work orders).
- 2.1.25. Standard Work Order. Any non-emergency repair with a labor requirement greater than four (4) hours, but less than 100 man-hours. The work, exclusive of parts, will be at the Contractor's expense.
- 2.1.26. Nonstandard Work Order. Alterations and new installations of any size, and any repair in excess of 100 man-hours. (This work will be accomplished at the Government's expense.)
- 2.1.27. Construction. Construction means construction, alteration, or repair of buildings, structures, or other real property.

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- 2.1.28. Miscellaneous Utility Work. Miscellaneous repairs as specified in 1.14.4.
- 2.1.29. Service Call. Any minor repair or trouble call of four (4) man-hours or less.
- 2.1.30. Reserved.
- 2.1.31. Journeyman. One who has served and passed a recognized apprenticeship which includes four years experience in a specific trade.
- 2.1.32. Tours. Physical Inspections to observe all HVAC, plumbing, electrical, piping, water systems, and related equipment to ensure proper operation. Tours will be made in frequencies based on the approved Management Plan. Any emergency conditions (e.g., floods, leaks, equipment outages) discovered during a tour shall be recorded in the daily operating engineer's log and corrective action shall commence immediately (the exact method of which are based on the approved Management Plan). *** Tour sheets will be posted and signed at all equipment locations being toured.**
- 2.1.33. Key Personnel. The Project Manager, Assistant Project Manager, and the Chief Engineer.
- 2.1.34. AQL. Acceptable quality level.
- 2.1.35. Spare Parts. Government funded parts and equipment purchased by the Contractor or Government, as necessary to complete work orders (GFP) exclusive of materials defined in specification 1.7.5. of the PWS.
- 2.1.36. Government Field Representative (GFR). Is the on site Government Representative.

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SECTION 3

GOVERNMENT FURNISHED PROPERTY AND SERVICES

3. GENERAL

The Government will provide, without charge, the facilities, equipment, materials, and/or services listed below.

3.1. PROPERTY.

3.1.1. Facilities. The Government will provide access to the buildings and grounds known as USCP Facilities. Compliance with the Occupational Safety and Health Act and other applicable laws and regulations for the protection of employees is exclusively the obligation of the Contractor. The Government will assume no liability or responsibility for the Contractor's compliance or noncompliance with such requirements. Prior to any modification of the facilities performed by the Contractor, the Contractor must provide documentation describing in detail the modification requested. No alterations to the facilities shall be made without specific written permission from the Contracting Officer. At the end of this contract, the Contractor shall return the facilities to the Government in the same condition as received, fair wear and tear and approved modifications is expected.

3.1.2. Equipment. The Government will provide Government Furnished Property (GFP) consisting of spare parts, operating equipment. This GFP shall be managed in accordance with the Government Property clause of this contract. Technical Exhibit 3 is a representative listing of Government equipment/property at the facilities specified above in performance of this PWS. The Government believes this list represents the majority of equipment, however, there may be minor or incidental items which have inadvertently been omitted. Any omission/change will be corrected in the joint inventory. See paragraph 1.20. regarding the conduct of a joint inventory.

3.1.2.1. Obtaining Spare Parts. **The Contractor shall submit requests for spare parts purchases during the performance of the contract.** The Contractor shall submit such requests to the COTR for approval. The spare parts items needed shall be competitively solicited with the most cost-effective offer being recommended for an approved purchase. Upon approval, the Contractor shall obtain the equipment by placing orders for such items using operating funds provided by the Government for that purpose. Copies of receipts for spare parts shall be provided to the Government. Note: The Contractor shall be responsible to insure that the Government receives best price on all parts and equipment purchased.

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- 3.1.2.2. Equipment Accountability. Before the completion date of the contract, a joint inventory of Government Furnished Property (GFP) and Government equipment shall be conducted by the Contractor and the COTR. The Contractor shall be liable for loss or damage to GFP beyond fair wear and tear in accordance with the Government Furnished Property clause of the contract. Compensation shall be effected either by reduced amounts owed to the contractor or by direct payment by the Contractor, the method shall be determined by the Contracting Officer. All equipment in need of repairs or maintenance shall be repaired or maintained by the contractor within 30 calendar days of discovery. All repairs or maintenance not performed by the Contractor shall be made by the Contractor or others at the Government's option and at the Contractor's expense. In the case of damaged GFP or Government equipment damaged by the Contractor, the amount of compensation due the Government by the Contractor shall be the actual cost of repair, including parts, provided such amount does not exceed the economical repair value.

In the case of loss or damage beyond economical repair to equipment, the amount of the Contractor's liability shall be the depreciated replacement value of the item to be determined by the Contracting Officer. Any failure of the contractor to agree with such determination shall be treated as a dispute pursuant to the clause of this contract entitled, "Disputes".

- 3.1.3. Materials. The Contractor shall provide all materials as specified in this PWS at the start of the contract.

3.2. SERVICES

- 3.2.1. Utilities. The Government will furnish electricity, natural gas, fuel, steam, water, telephone, and sewer as necessary to ensure compliance with this PWS. Fuel for Contractor owned vehicles will not be provided. Use of Government furnished utilities and facilities is restricted to that which is specifically needed for contract performance.
- 3.2.2. The Government will remove hazardous materials/waste from the facility in accordance with the EPA/RCRA, DOT and local regulations. The contractor is required to handle/control such materials that are obtained through the maintenance process. The Contractor shall place the hazardous materials/waste in approved containers with proper gloves, suits, respirators, etc., and advise the COTR immediately when any such materials are generated. The Contractor shall provide all containers, equipment and materials necessary to remove hazardous waste, including any and all permits.

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SECTION 4

CONTRACTOR FURNISHED ITEMS AND SERVICES

4.1. GENERAL.

Except for those items or services stated to be Government furnished in Section 3, the Contractor shall furnish everything required to perform this work described in this work statement. Any materials, (e.g., fluids, etc.) must meet manufacturer's standards and must not invalidate any warranties.

- 4.1.1 Within 30 days of the execution of this contract, the Contractor shall establish and provide a copy of a Material Safety Data Sheets, (MSDS) file of materials in current use in the execution of this Performance Work Statement (PWS). Any changes to this file will be provided in writing to the COTR immediately.

SECTION 5

SPECIFIC TASKS

5. GENERAL.

The Contractor shall provide all personnel, equipment, tools, materials, supervision, and other items and services necessary to perform the full range of operational and maintenance support as defined in the Performance Work Statement except as specified in Section 3 as Government furnished property and services at USCP Facilities. The Contractor shall perform to the standards in this contract.

5.1. MAINTENANCE, ALTERATIONS, AND REPAIR OF BUILDINGS, (MAR) AND STRUCTURES.

The Contractor shall perform all preventive and remedial maintenance, and minor operation of building and structures to assure that the facilities remain in the required state of repair and preservation and is capable of carrying out the assigned mission of the USCP offices/animal facilities/vehicle maintenance facilities assigned to the USCP. The maintenance, alteration, and repair (MAR) of the facility shall include, but is not limited to, all structural features such as foundations; walls, doors; windows; roofing; floors and floor coverings, stairs, fixtures, hardware, exterior and interior painting and glazing; interior piping and plumbing; interior and exterior electric; heating, ventilation and air conditioning systems (HVAC); fire protection and alarm systems; elevators, ups systems, fencing, all

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emergency generators and other related facility equipment associated with all the USCP Facilities. The Contractor shall move and subsequently replace all furniture, furnishings, and equipment necessary to accomplish MAR activities. The Contractor shall respond immediately to emergency conditions.

- 5.1.1. The Contractor shall immediately notify the COTR whenever a friable suspect material is discovered. The COTR may require the Contractor to perform asbestos abatement through an ENWO or NWO.
- 5.1.2. Workmanship. The Contractor shall protect all adjacent surfaces and the building contents during MAR activities. Work areas left unfinished overnight or on non-workdays, or unattended shall be temporarily closed to the extent necessary to protect personnel from possible safety hazards and to protect the facility from weather damage. Work shall be warranted against defects in workmanship.
- 5.1.3. Cleaning. The Contractor shall be responsible for cleaning all areas immediately after the work has been performed. Cleaning shall include, but not be limited to, the removal of all smudges, grease, stains, dirt, paint drips, and refuse resulting from the Contractor's work. Carpet which is soiled shall be cleaned or replaced as necessary.
- 5.1.4. Coordination. The Facility Manager and the COTR shall be responsible for all necessary coordination with building occupants. The Contractor shall identify the need for and obtain all necessary permits and licenses for alterations.

5.2. PREVENTIVE MAINTENANCE. (See also 1.13.1 and 1.16.)

The Contractor shall develop and submit to the Government, a Buildings and Structures Preventive Maintenance Plan (PM). This is to be submitted for approval no later than 30 calendar days after the effective date of the contract and annually thereafter. In addition to the requirements for PM plans the plan shall include:

- 5.2.1. Special attention required to the state of repair of all the USCP facilities: Good trade practices are to be used on the following: Doors, frames, door hardware including weather-stripping (interior and exterior) must be repaired as necessary to preserve the USCP Mission.

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- 5.2.1.1. Reserved.
- 5.2.2. Inspection of all USCP facilities roof's annually and the performance of repairs that can be made without replacing sections of the roof. The specific roof leaks that occur during the year shall be patched as they occur for the protection of the facility. Leaks that adversely affect the integrity of the USCP work shall be patched on an emergency basis. The Contractor shall only be responsible to patch & repair government owned facilities. The Contractor shall be responsible to contain roof leaks in Government leased facilities to avoid water damaged to the facility.
- 5.2.3. Because of the nature of the facility and on-going regulatory activities, preventive maintenance and other work performed by the Contractor may require scheduling after normal duty hours. Therefore, no additional overtime will be paid to the Contractor.
- 5.3. REMEDIAL MAINTENANCE AND ALTERATION.
- 5.3.1. The Contractor shall process requests for remedial maintenance and alterations through its Work Management System.
- 5.3.1.1. One fifth of the entire gross area (floors, walls, ceilings, and doors) of all the USCP facilities will be patched as needed, and painted annually with two coats of paint. Type and color of the paint shall be determined by the COTR.
- 5.3.2. Alterations to the Contractor-occupied facilities for Contractor benefit must be processed through its work management system and receive prior approval from the COTR. The Government is not required to pay for such alterations.
- 5.4. WORK TASKS AND STANDARDS.
- 5.4.1. Architectural. The Contractor shall be responsible for all architectural elements of the building which include, but are not limited to, floors, walls, ceilings and roof construction, walls and windows, building finishes, door hardware, foundations, water proofing seals, and flashing. Interior and exterior finishes, trim, and decor shall be maintained to match existing materials. Responsibilities shall include, but are not limited to, the following:
- 5.4.1.1. Exterior Walls. The Contractor shall restore any damaged or deteriorated wall areas to a serviceable, watertight, and weathertight condition. This includes, but is not limited to, replacing damaged masonry units, tuck pointing loose or eroded mortar joints, sealing penetrations in wall openings, replacing damaged or deteriorated siding and exterior trim, and replacing miscellaneous hardware items.

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- 5.4.1.2. Masonry Units. All damaged masonry units (e.g. brick or block) shall be replaced with a unit of the same size, color, texture, and quality. Re-pointed joints shall match undamaged joints. Hairline cracks which develop on interior block wall surfaces or at joints shall be sealed with “Lexel” brand caulking product or an equivalent product approved by the COTR. Repaired interior block surfaces or cracks will be painted to match the existing surface color.
- 5.4.1.3. Joints. Joints between window or doorframes and the exterior wall shall be sealed with a compound that is flexible and water-resistant. All sealants shall be approved by the COTR and shall comply with manufacturer's recommendations and current industry standards.
- 5.4.1.4. Wood trim. The Contractor shall repair or replace wood trim. Surfaces to receive trim shall be thoroughly cleaned of sealant and paint buildup prior to installation of trim. Damaged or deteriorated insulation board or underpayment shall be treated for termites, if there is evidence of termite activity, prior to trim replacement. Termite damage shall be reported to the COTR; treatment for termites will be provided by the Contractor under their Pest Contractor.
- 5.4.1.5. Roofing and Accessories. The Contractor shall repair roofs as required by annual inspection and emergencies to repair leaks. The Contractor shall protect critical equipment affected by the leaks. Any damaged decking shall be replaced before roofing and ballast is installed. Membrane and ballast roofing, flat or gradient, shall be repaired or replaced to conform in type and kind of materials with existing structure and shall be repaired in accordance with manufacturers' instructions.
- 5.4.1.5.1. Roof Flashing. Existing flashing shall be repaired or replaced to form an effective water seal. Areas covered with deteriorated roof sealant shall be cleaned of all loose material and debris, and re-coated with a roof sealant in conformance with the manufacturer’s specifications. This will also include sunscreens and other things of that nature that are related.
- 5.4.1.5.2. Damaged Flashing. Damaged flashing around vent pipes and other mechanical openings shall be repaired or replaced. Roofing around service openings shall be removed without damaging adjacent roofing or the roof insulation or roof support. A roof sealant in compliance with the manufacturer’s specifications shall be applied over the fasteners and flashing edges. The roofing shall be properly replaced, and all fasteners and the joint between the flashing and vent shall be coated with an appropriate sealant which is in compliance with manufacturer’s specifications.

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- 5.4.1.5.2.1. Flashing around Protrusions. Flashing around large protrusions shall consist of cap and base flashing. 5.4.1.5.2.2. Cap Flashing. Replacement cap flashing shall be cut and formed to fit the chimney or protrusion. The end joints shall be lapped and overlap the base flashing. All corners shall be continuous pieces of flashing formed to fit the projection or resealed in the masonry joints as specified above. Flashing which is separated from a masonry element shall be reset.
- 5.4.1.6. Gutters and Downspouts. Damaged or deteriorated gutters shall be repaired or replaced.
- 5.4.1.7. Exterior Accessories. The Contractor shall repair or replace exterior building accessories to include, but is not limited to, balconies, patios, and landings. All steps, balconies, and handrails shall be maintained in a safe and usable condition.
- 5.4.1.8. Concrete Surface. The Contractor shall patch all cracked, broken or spalled concrete surfaces with cement mortar mix. Underlying surfaces shall be scarified to ensure bond with patch; use bonding agency as necessary. Upon completion, the patch shall be finished even with the adjacent surfaces and finished to match existing texture.
- 5.4.1.9. Docks and Floors. The Contractor shall repair spalled or chipped areas. Joints shall be cleaned and sealed.
- 5.4.1.10. Dock Bump Rails. Damaged bump rails shall be repaired or replaced.
- 5.4.1.11. Interior Walls, Ceilings, and Trim. The Contractor shall repair or replace all damaged or deteriorated walls, ceilings, and related trim. Wood trim items and ceiling fixtures shall be removed to provide access to the damaged area. The area shall be treated for termites (under separate contract) if termite activity is evident prior to replacement. Upon completion of the repair activity, fixtures and trim shall be reinstalled, screws set and filled, and items repainted or refinished. When removing wall or ceiling covering, the Contractor shall inspect the supporting structural system and repair any defects prior to proceeding with wall or ceiling covering. New and repaired surfaces shall be repainted to match existing structure. The Contractor shall be responsible for repairing any loose and/or damaged caulking in accordance with industry standards.
- 5.4.1.12. Drywall Construction. Small dents and holes shall be repaired with spackle; a backing plate shall be used when necessary. Repairs of full depth drywall shall be made from nearest stud center and in accordance with industry standards.
- 5.4.1.13. Wall Covering. Wall covering which has been ripped or otherwise damaged shall be repaired or replaced.

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- 5.4.1.13.1. Repair. Wall covering shall be repaired when the damaged area can be patched. The patch shall overlay the damaged area and be continuous with the pattern of the wall covering. The patch shall be glued in place with an adhesive conforming to the wall covering manufacturer's recommendations.
- 5.4.1.13.2. Replacement. Wall covering which is extensively damaged, or for which a matching wall covering is not available, shall be repaired by replacing the wall covering of the entire wall. If matching wall covering is not available, the Contractor shall find a comparable substitute. The Government shall approve all replacement wall coverings which do not match the existing wall coverings. Replacement wall covering shall be hung according to the manufacturer's recommendations.
- 5.4.1.14. Interior Finish
- 5.4.1.14.1. Woodwork. All repaired and replaced woodwork shall be finished to match surrounding woodwork.
- 5.4.1.14.2. Vinyl Baseboards. Deteriorated or damaged sections of vinyl baseboards shall be removed and replaced. Baseboards matching those existing shall be installed according to manufacturers' instructions.
- 5.4.1.14.3. Floors. The Contractor shall repair or replace damaged or deteriorated flooring or provide uniform surface.
- 5.4.1.14.4. Screens. Oxidation deposits shall be removed from metal parts. Replacement screening shall be of the same material and existing screening. No exposed screening ends shall protrude from screen.
- 5.4.1.14.5. Mechanical Space Floors. All mechanical space shall be kept free of debris and swept monthly. All mechanical space floors shall be sealed or painted annually. All paint shall be non-skid, the color and type of paint shall be approved by the Project Officer before application.
- 5.4.1.14.6. Resilient Tiles. Damaged or deteriorated tiles shall be replaced with matching tiles. If pattern and color are not obtainable, and the nearest match shall be used, subject to prior approval by the COTR. Installation shall be in accordance with manufacturers' instructions. The repaired areas shall be thoroughly cleaned and waxed to provide a uniform surface.

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- 5.4.1.14.7. Ceramic Tiles. Damaged tiles and supporting walls shall be replaced or repaired. Tiles shall be removed where water damage has occurred to the supporting wall area. Salvaged tile shall be scraped of grout and adhesive, and reinstalled. Damaged or deteriorated tiles shall be replaced with matching tiles. If pattern and color are not obtainable, then the nearest match shall be used, subject to prior approval by the COTR.
- 5.4.1.14.8. Reserved.
- 5.4.1.14.9. Concrete Flooring. Pot holes, spalled areas, chipped or broken edged cracks shall be repaired. Areas shall be chipped and cleaned to allow filler material to properly bond. Repairs shall conform to grade, finish and compressive strength of adjacent floor.
- 5.4.1.14.10 Expansion Joints. Joints shall be cleaned and sealed.
- 5.4.1.14.11. Carpet. The Contractor shall repair or replace carpet which has been damaged.
- 5.4.1.14.12. Repair. Damaged or severely soiled areas shall be carefully cut away without damaging adjacent carpet. A patch of matching carpet and padding shall then be cut and adhered or sewn in place as recommended by the manufacturer. In those cases where the carpet has stretched and buckled, the Contractor shall repair the carpet to remove the puckers and wrinkles. When there is a carpet tile, the existing tile shall be removed and replaced with a matching carpet tile.
- 5.4.1.14.13. Doors. The Contractor shall repair or replace doors. Doors shall be maintained in such condition as to be operable and allow closure or locking consistent with required use. Openings for doors under repair shall be protected during repair if required.
- 5.4.1.14.14. Alignment. Doors that do not close properly shall be adjusted and repaired so that the door fits squarely in frame and operates freely.
- 5.4.1.14.15. Damaged and Deteriorated Components. Doors with badly damaged or deteriorated components shall be removed and damaged components replaced in accordance with manufacturer's recommendations or standard industry practice.
- 5.4.1.14.16. Wood Doors. The Contractor shall maintain, repair or replace wood doors. Exterior wood doors shall have solid cores. Softwood exterior doors shall be water-repellent treated. Doors shall be of same species and have same finish as the original door. Replacement doors shall be installed during the same workday as removal of the original door. Scarred areas of door shall be sanded, wiped clean with a low toxicity solvent, sealed, and finished to match surrounding door surface. Replacement doors shall match surrounding door surface. Replacement doors shall be installed with the

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hardware surrounding the damaged door unless the hardware is beyond repair. Small holes in door faces shall be filled and finished to match surrounding door surface. In the event that a door is unable to be patched, then the entire door shall be refinished. Interior doors shall be planed (to include appropriate bevel) to provide a minimum of 1/16 inch and a maximum of 1/8 inch clearance after painting between door and adjoining head and jam. The bottom of the door shall be trimmed to provide between 1 inch and 1-1/4 inch clearance above the floor. Exterior doors shall be replaced or repaired to provide a sound, serviceable, weathertight installation. All new doors shall meet fire code regulations.

- 5.4.1.14.17. Overhead Door. The Contractor shall maintain all overhead doors and shall make necessary repairs as needed so are safe and operable. Replacement of components shall match existing door.
- 5.4.1.14.18. Sliding Doors and Accessories. Repair of sliding doors includes, but is not limited to, replacement of screening, glass, hardware, and weather-stripping. The replacement of glass for exterior doors shall be of the same type and shall be safety plate.
- 5.4.1.14.19. Metal Doors. Metal doors shall be repaired or replaced when required. Replacement doors shall be of the same gauge steel. In replacement of doors, frame shall be steel to match door and painted to match existing wood or masonry construction.
- 5.4.1.14.20. Overhead Metal Roll-up Doors. Overhead doors shall be maintained in a safe and operating condition. Replacement of door components shall conform to existing door structure. Replacement of complete doors shall conform with existing structure and usage. The Contractor shall maintain all doors to enable proper operation and provide proper security.
- 5.4.1.14.21. Windows. The Contractor shall be responsible for repairing or replacing all damaged, deteriorated, missing, or inoperative window and door components to provide a sound, serviceable, weather tight installation. Windows shall be maintained in a condition in which the windows can be closed and locked.
- 5.4.1.14.22. Broken Glass. The Contractor shall replace cracked or broken glass. Glazing compound or sealant shall be removed. Damaged or deteriorated sashes, frames, and other components shall be removed and replaced. Misaligned frames shall be realigned and made plumb. Replacement glass shall be installed the same day damaged glass is removed. If this is not possible, the Contractor shall completely close and seal the window opening with 1/2 inch plywood. Plywood shall be secured on the exterior and shall be mounted to deflect rain from the building. Temporary enclosures shall be subject to approval by the Government.

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- 5.4.1.14.23. Glass. Glass shall be Flat Sheet Glass, of the same strength, thickness, and type as original glass.
- 5.4.1.14.24. Glazing. Preparation and installation of glazing shall be in accordance with manufacturer's application recommendations. Missing, damaged, or deteriorated glazing points, clips, shims, angles, beads, setting blocks, spacer strips, and other glazing accessories shall be replaced to provide a complete, sound glazing assembly. Ferrous metal accessories which will be exposed shall have non-corroding non-staining finish.
- 5.4.1.14.25. Glazing Compound. Glazing compound and preformed glazing sealant shall conform to the Flat Glass Marketing Association (FGMA) Glazing Manual and Sealant Manual and shall be used according to manufacturer's recommendations.
- 5.4.1.14.26. Frames. Steel, aluminum or wood frames damaged or warped beyond economical repair shall be replaced by the Contractor. Frames shall be securely anchored to the supporting construction. Hardware used installing the frame shall be of the type designed for the frame.
- 5.4.1.14.27. Weather-stripping. Damaged or deteriorated weather-stripping shall be replaced. Replacement shall be according to manufacturer's recommendations.
- 5.4.1.14.28. Hardware. Repair of window hardware items shall include, but not be limited to, latches, keepers, hinges, exterior and interior locks, and other types of builder's hardware. Operating hardware shall be lubricated and adjusted. Missing screws shall be replaced. Small damaged parts such as strike plates and seal inserts shall be replaced. Hardware beyond repair shall be replaced. Replacement hardware shall match existing hardware in type, size, quality, and finish. Hardware shall be installed in accordance with manufacturer's recommendations.
- 5.4.1.14.29. Stairs. The Contractor shall repair or replace interior and exterior stairs, handrails, and components. The Contractor shall secure loose components. The Contractor shall secure loose treads, risers, stringers, handrails, brackets, and other components. Badly damaged stair and handrail components shall be removed and replaced. Replacement components shall be finished to match original components. Trim items susceptible to damage during the repair activity shall be removed and reinstalled upon completion of the repair activity.
- 5.4.1.14.30. Interior Building Accessories. The Contractor shall repair or replace interior building accessories to include, but not limited to, traverse rods, window shades, restroom accessories, blinds, and cabinets.

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- 5.4.1.14.31. Traverse Rods. Sagging or inoperable rods shall be restored to an operating condition. If beyond repair, rods shall be replaced. Loose brackets shall be secured. Broken cords shall be replaced. Broken or missing drapery slides shall be replaced. Rods shall be level and parallel with the ceiling. Additional support brackets shall be installed to support sagging rods.5.4.1.14.32.
- 5.4.1.14.33. Blinds. The Contractor shall repair or replace damaged slat-type or venetian blinds with accessory hardware of equal quality.
- 5.4.1.14.34. Bathroom Accessories. The Contractor shall repair or replace bathroom accessories with accessory hardware of equal quality.
- 5.4.1.14.35. Sealant. Damaged and/or defective sealant around sinks, showers, tiles, and accessories shall be removed and replaced with a silicone base sealant unless otherwise specified by the COTR. The sealant shall be applied according to manufacturer's recommendations.
- 5.4.1.14.36. Cabinets. All cabinets shall be maintained in usable condition, including countertops and trim and all hardware. All replacement of countertops shall be as specified. All replacement hardware shall be as original or equal. This includes laboratory casework.
- 5.4.1.14.37. Other Masonry Tasks. Other masonry tasks shall include, but are not limited to, laying of brick, terra-cotta tile and blocks, cement, and cinder and concrete blocks; tearing out of old masonry brick work and masonry walls; pointing up of old mortar and general repairs to bricks; repair and maintenance of masonry structures such as small buildings, chimneys, roofing, stone, foundations, ramps, stairways, steps and walls.
- 5.4.1.14.38. Electrical requirements include, but are not limited to maintenance and repair of all electrical systems and components such as main disconnect devices, switch gear, cables, wires, flat conductor cables, heat tracing, cable trays, raceways, ducts, capacitors, regulators, grounding equipment, wall switches, conduits, receptacles, interior and exterior lighting fixtures, lamps, and clocks; as well as the parts and accessories necessary to distribute the electricity to the using equipment. Electrical materials and equipment utilized by, and all work performed by, the Contractor shall comply with existing codes of the National Fire Protection Association. The overall quality of the work, including all materials, shall be in such a manner as to assure a safe and reliable electrical system. The Contractor shall provide electrical service to all process and non-process equipment. This shall also include generators, surge protection and UPS units, and all Emergency Generators.

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- 5.4.1.14.39. Electrical Wiring Systems. The Contractor shall install and repair electrical systems and associated switches, distribution panels, light sockets, and outlet boxes; measuring, cutting, threading, bending, assembling, and installing conduits; inserting, splicing, and connecting wires to fixtures, outlets, switches receptacles, and power sources; working from blueprints, wiring diagrams, and sketches; locating, diagnosing, and repairing trouble occurring in power circuits, controls, switches, rheostats, thermostats, flow meters, and stop controls and testing circuits and equipment.
- 5.4.1.14.40. Electrical Fixtures. Tools and Appliances. The Contractor shall install, maintain, and repair a wide variety of electrical fixtures, tools, equipment, and appliances; diagnosing system or equipment malfunctions and repairing those malfunctions; changing light bulbs, replacing fluorescent and HID ballasts, and hanging lighting fixtures, inspecting, testing, cleaning, repairing, and adjusting electrical buzzer and bell circuits, light sockets, interior and exterior lighting fixtures, emergency lights and emergency lighting systems including batteries, fans, switches, office and heating appliances, clocks, rheostats, thermostats, and electrical shop equipment; and accomplishing the electrical installation of other electrical equipment.
- 5.4.1.14.41. Electric Motors. The Contractor shall install, test, maintain and repair electric motors; inspect and replace bearings; clean, oil, grease, and paint; rewind and apply insulating paint to windings; replace defective capacitors, cut out switches, and brushes; check all controls and components associated with motor controls and circuits; troubleshoot electric motors on location; fabricate sleeve bearings, washers, rings, bushings, and other parts related to electric motors, cutting and undercutting motor generator commutators.
- 5.4.1.14.42. Controls. The Contractor shall maintain and repair electric controls consisting of thermostats, valve operators, damper operators, selector switches, gradual switches, solenoid air valves, duct humidistats, and pressure switches. The Contractor shall maintain or repair Computerized Program Controls for HVAC units.
- 5.4.1.14.43. Test Equipment. The Contractor shall maintain and calibrate test equipment used in maintenance operations, in accordance with industry standards and manufacturer's specifications.
- 5.4.1.14.44. Fire Suppression Systems. The Contractor shall annually inspect all wet and dry sprinkler systems, repair and adjust as necessary. Maintenance shall include, but is not limited to, cleaning clogged nozzles and orifices, reset trip mechanisms, inspection and repair of dry system air compressors and control air piping.

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- 5.4.1.14.44.1. Fire Pumps. The Contractor shall weekly operate fire pump assembly to insure satisfactory performance of pump driver, controller and alarms in accordance with all applicable NFPA regulations. The Contractor shall maintain a log indicating all maintenance and repair work on the fire pump assembly.
- 5.4.1.14.44.2. Fire Alarms and Control Systems. Repair and maintain these systems in accordance with applicable codes, regulations, and guidelines.
- 5.4.1.14.44.3. Fire Extinguishers. The Contractor shall be responsible to maintain/repair/or replace all fire extinguishers in accordance with applicable codes, regulations, and guidelines.
- 5.4.1.14.45. Lightning Protection System. The Contractor shall check and repair lightning arrester; checking for fractures, cracks, chips deposits of dirt, salt, dust, acid fumes, or other foreign matter which may cause a lash-over, loose connections, ground connections, and measure ground resistance's; assure proper connections to ground with minimum of resistance, clamps are mechanically secure; inspect for damage after severe discharges. This also includes all parking lighting.
- 5.4.1.14.46. Main Grounding System. The Contractor shall annually inspect and repair as required the main grounding and static protection systems. Ground resistance shall be less than 25 ohms in the case of driven electrodes. In all cases, the conductor clamping shall assure less than 0.1 ohms resistance between ground conductor and electrode.
- 5.4.1.14.47. The Contractor shall notify the Government prior to any scheduled utility outages or curtailments at least two weeks in advance of desired outage (unless otherwise specified in the PWS). Utility outages must be approved by the COTR.
- 5.4.1.14.48. The Contractor shall be responsible for maintaining electrical closets free of debris and shall sweep floors quarterly with a non-electro static compound.

5.5. METAL WORKING

The Contractor shall maintain and repair or replace metal components of buildings and structures, and installed building equipment; and shall construct and install metal components in support of other maintenance activities.

- 5.5.1. Contractor responsibilities shall include heating and bending to form metal shapes, drilling, torch cutting, hammer forging, grinding, sawing and fitting of metal parts; forming single and double hem edges, and seams, dovetail and lock seams, set-in and burred bottom seams, and wired or rolled edges and flanges; laying out and cutting materials for any combination of square, rectangular, circular, conical,

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cylindrical, oval, irregular, and transitional shapes, allowing for seams, joints, laps, and shrinkage; searing, bending and forming metal parts into desired shape with hand and power tools and equipment; using such equipment as shears, brakes, folders, formers, crimping burring, and bending machines, milling and grinding machines, metal lathes, shapers, other metal working and hand tools; repairing, modifying or fabricating metal items with all types of equipment including light or intricately made mechanical parts, which must fit in assemblies where close tolerances are required; and pre-heating metal and maintaining heat to prevent distortion.

- 5.5.2. The Contractor shall also be responsible for welding all types of metals using electric, acetylene and inert gas shielded welding processes. Welding shall be performed on light to heavy gauge and hardened metals using flat, vertical, horizontal, and overhead positions. Processes include pre-heating, brazing, bead welding, tack welding, flame cutting, and heat-treating.

5.6. PAINTING.

The Contractor shall be responsible for the touch-up painting of a variety of surfaces, which may include interiors and exteriors of buildings and stationary and mobile equipment, due to maintenance and repair. The Contractor shall prepare surfaces, mix paints, and apply primer, intermediate, and finish coats when necessary. The paint used for touch-up and repairs shall blend with the color and texture of surrounding areas unless stated otherwise in the PWS.

- 5.6.1. The Contractor shall be responsible for painting one fifth of the entire gross area (floors, walls, ceilings and doors) of each facility. The Contractor shall patched as needed and paint annually with two coats of paint. Type and color of the paint shall be building standard unless otherwise notified of a change by the COTR.

Note: The Government shall inspect the first coat of paint before the second coat of paint is applied. The Contractor shall notify the COTR before painting of the facilities begins so building occupants can be notified.

- 5.6.1.2. The Contractor shall be responsible for painting all public spaces (bathrooms, hallways, lobbies etc.) twice a year in each facility using the same process as stated above.

5.7. HEATING, VENTILATION, AND AIR CONDITIONING (HVAC), AND REFRIGERATION SYSTEMS AND EQUIPMENT.

5.7.1. GENERAL

- 5.7.1.1. General Requirement. The Contractor shall operate and maintain all HVAC and

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Refrigeration Equipment for the USCP Facilities stated in this PWS. This includes, but is not limited to, chilled water and distribution system, individual building hot and chilled water systems, process heating and cooling systems, refrigeration equipment; and their related controls, refrigerators, coolers, freezers, and low temperature freezers, ice machines and gas heating units. The Contractor shall inspect, maintain, calibrate, adjust, and operate HVAC systems, central plan chilled water system, steam and hot water space heating and humidification systems, and process steam and process hot water systems; and set-up and testing of systems, both new and existing.

- 5.7.1.2. In the absence of a fully automated system, the Contractor shall include in its Work Management Plan an operating procedure that specifies how it intends to operate the facility to moderate temperatures as specified within this PWS. The Contractor shall have a extraordinary weather plan articulated in the Work Management Plan to guard against freeze-ups or any other weather related event.

5.7.2. **SPECIFIC REQUIREMENTS.**

- 5.7.2.1. Water Samples. The Contractor shall take water samples and perform chemical analysis of the various chilled water and hot water and condenser water systems; add chemicals for bacterial and corrosion control; and ethylene glycol to systems subject to freezing to assure that chemical treatment programs are satisfying equipment manufacturers' requirements or recommendations. The Contractor shall maintain a log of all water treatment and ethylene glycol additions.

- 5.7.2.2. Interior Heating Distribution Systems. The Contractor shall inspect, maintain, and repair or replace all interior hot water heating systems to include distribution line, strainers, valves, stops, pressure reducers, expansion tanks and air control devices, circulating pumps and controls, check valves, piping hangers, supports and insulation.

- 5.7.2.2.1. Unit Heaters, Cab Unit Heaters, Converters, and Finned Tube Radiation. The Contractor shall inspect, maintain, replace or repair all unit heaters, cab unit heaters, converters and finned tube radiation. Finned tubes and heating coils shall be cleaned annually to ensure unrestricted airflow. Unit enclosures shall be cleaned periodically and repainted as required by the COTR.

- 5.7.2.2.2. Air Ducts, Dampers, Registers, Grilles, diffusers, and Louvers. The Contractor shall check for dirt, dust, and other deposits; leaks, broken, loose, or missing, connections and parts; excessive vibration; metal defects; defective operation of movable parts; and inadequate air distribution in branch circuits. The Contractor shall remove deposits, tighten or replace defective connections and parts, caulk around flashings, to make weather tight, vacuum all dust from air handling room plenums and make other repairs as required.

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- 5.7.2.2.3. Guards, Casings, Hangers, Supports, Platforms, and Mounting Bolts. The Contractor shall check for loose, broken, or missing parts and connections; check for improperly set or ineffective sound isolators, The Contractor shall tighten loose connections and parts; adjust the level if improperly set or replace defective sound isolators; correct minor deficiencies and make necessary adjustments.
- 5.7.2.2.4. Heating Coils. The Contractor shall check for obstructions to airflow and check for defective operation of automatic temperature controls. The Contractor shall clean out dust, dirt and other foreign matter, particularly between fins, using vacuum cleaner or brush; straighten bent fins and remove obstructions from airflow. The Contractor shall repair or replace coils as necessary.
- 5.7.2.2.5. Motors, Drive Assemblies, and Fans. The Contractor shall check for and remove accumulations of dust, dirt, and grease; make minor corrections or replace parts to correct deficiencies such as worn, loose, missing or damaged connections or connectors, bent blades, worn or loose, belts, unbalanced moving parts, misalignment, excessive noise and vibration, endplay of shafts, and ineffective sound isolators.
- 5.7.2.2.6. Wiring and Electric/Electronic Controls. The Contractor shall check and repair loose connections, charred, broken or wet insulation, short circuits, loose or weak contact springs, worn or pitted contacts and other deficiencies. The Contractor shall check insulation; replace electrical wiring having defective insulation. The Contractor shall maintain electronic/computerized controls and other type of controls relating to the different HVAC systems located in all the related USCP Facilities.
- 5.7.2.2.7. Temperature Controls. The Contractor shall operate, calibrate, and maintain all temperature controls in accordance with manufacturer's recommendations, specifications, and industry standards. The Contractor shall make all necessary repairs or replacements as required.
- 5.7.2.2.8. Periodic Cleaning. The Contractor shall perform scheduled cleaning of mechanical equipment rooms, systems, oil filters, heating coils, blower fans, grilles, electrical contacts and safety controls as part of the regular inspection to maintain normal operating conditions. The schedule shall be included in the Contractor's Building and Structures Preventive Maintenance Plan as required in paragraph 5.2. The Contractor is responsible for maintaining mechanical equipment rooms free of debris, sweep floors quarterly and paint floors annually. The paint type and color shall be approved by the COTR.

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- 5.7.2.2.9. Fire Dampers. The Contractor shall check for proper operation of fire dampers and replace fusible links as required and as recommended by the manufacturer.
- 5.7.2.2.10. Periodic Testing. The Contractor shall verify the correct functioning of the heating systems and component parts. The schedule shall be included in the Contractor's Buildings and Structures Preventive Maintenance Plan as required in paragraph 5.2.
- 5.7.2.2.11. Rusted and Corroded Areas. The Contractor shall clean and repaint previously painted areas when rust or corrosion is found. The contractor shall paint the areas with rust inhibitive primer and a finish coat that matches the existing finish.
- 5.7.2.3. Air Conditioning/Refrigeration Equipment. The Contractor shall operate, repair, install, remove and maintain a wide variety of air conditioning and refrigeration equipment; to include inspecting, cleaning, adjusting, lubricating, replacing filters and belts, and other maintenance and repairs in accordance with industry standards and manufacturers' recommendations unless otherwise specified in this PWS.
- 5.7.2.3.1. Lubrication. The Contractor shall check for bearing temperatures, lubrication of bearings and moving parts. Lubricate as necessary.
- 5.7.2.3.2. Periodic Cleaning. The Contractor shall perform scheduled cleaning of systems drains (both indoor & outdoor), drain piping and pans, condenser coils, oil filters, cooling coils, blower fans, grilles, electrical contacts and switch boxes, motor contacts, gauges, drip pans, strainers, dampers, louvers, and compressor safety controls as part of the regular inspection to maintain normal operating conditions. The schedule shall be included in the Contractor's Building and Structures Preventive Maintenance Plan as required in specification 5.2.
- 5.7.2.3.3. Air Filters. The Contractor shall replace missing filters and adjust those that do not fit properly. The replacement filters shall be of the same type and size. The Contractor shall replace all rough air filters monthly. Intake filters in Building "E" shall be replaced as needed. HEPA, carbon type, and medium filtration shall be monitored and changed in accordance with procedures defined in the preventive maintenance program. The Contractor shall clean all filters that do not require replacement.

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- 5.7.2.3.4. Guards, Casings, Hangers, Supports, Platforms, and Mounting Bolts. The Contractor shall check for loose, broken, or missing parts and connections; check for improperly set or ineffective sound isolators. The Contractor shall tighten loose connections and parts; adjust the level of improperly set or replace defective sound isolators; correct minor deficiencies and make necessary adjustments. The Contractor shall also remove any sand, dirt, or debris accumulated on the concrete pad.
- 5.7.2.3.5. Cooling Coils. The Contractor shall check for obstructions to airflow; check for excessive frosting on cooling coils; check for defective operation of expansion valves, capillary tubes, and automatic temperature controls and repair when defective. The Contractor shall clean out dust, dirt and other foreign matter, particularly between fins, using vacuum cleaner or brush; straighten bent fins and remove obstructions from airflow. The Contractor shall repair or replace coils as necessary.
- 5.7.2.3.6. Periodic Testing. The Contractor shall verify the correct functioning of the compressor systems and component parts; including electronic leak testing or pressurized units, checking refrigerant charges, megging of motor windings, and amperage readings on all motors. Repair as necessary. The schedule shall be included in the Contractor's Building and Structures Preventive Maintenance Plan as required in paragraph 5.2.
- Rusted and Corroded Areas. The Contractor shall clean and repaint previously painted areas when rust or corrosion is found. The Contractor shall paint the areas with rust inhibitive primer and a finish coat that matches the existing finish.
- 5.7.2.3.7. Condensate Drip Pan and Drain Piping. The Contractor shall check and clean the cooling coil drip pan for sediment and repair damaged coating, rust, or leakage; and blow or flush out drip pipes with air or water to ensure that pipe is open.
- 5.7.2.3.8. Valves and Distribution System. The Contractor shall inspect and maintain all valves, piping, insulation, pumps, heat exchangers, strainers, traps, and related equipment installed in the air conditioning system at the facility.
- 5.7.2.3.9. Refrigeration Equipment. The Contractor shall repair and perform preventive maintenance on refrigeration equipment. The Contractor shall visually inspect, oil and clean equipment in accordance with manufacturer's recommendations. The Contractor shall develop and implement an accurate refrigerant log, indicating the exact amount of refrigerant that has been removed or replaced in all refrigerant-containing equipment. A copy of all data shall be submitted to the COTR on a monthly basis. Coils and condensate drains shall be cleaned annually as a minimum. Inspect all ductwork and associated equipment for proper installation, operation and

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cleanliness; and perform repairs or clean. Repack all refrigeration valves and change drier cores, and change compressor oil.

- 5.7.2.3.9.1. Reserved.
- 5.7.2.3.10. Drinking Fountains. The Contractor shall repair, and perform monthly preventive maintenance. The Contractor shall visually inspect all fountains for water leaks and proper drainage, and take corrective action to maintain proper operation.
- 5.7.2.3.11. Air Cooled Condensers: Shall be cleaned and coil fins straightened. Check and adjust or repair low temperature operating devices on condensing units (e.g., louvers and fan switches). For water cooled condensers, adjust condensing water regulating valve for proper operation. Observe water inlet and outlet temperature, with the compressor operating at maximum capacity; make necessary adjustments to return abnormal operation too normal. Clean condensed water tubes if necessary. Tubes shall be cleaned by mechanical brushing; if mechanical brushing is not practicable, acid cleaning may be utilized as approved by the COTR.
- 5.7.2.3.12. Evaporator. Clean and straighten coil fins. Refrigerant to water evaporators shall be tested for tube fouling by observing the water inlet and outlet temperatures while the system is operating at full capacity. Tubes shall be cleaned by technical brushing; if mechanical brushing is not practicable, acid cleaning may be utilized as approved by the COTR.
- 5.7.2.3.13. The Contractor shall operate, repair and perform preventive maintenance on plate heat exchangers per manufacturer's recommendations.
- 5.7.2.4. Steam to Water Converter. The steam to water converter, with associated piping, pumps, valves, temperature sensors, and controllers shall be inspected on a weekly basis. Deficiencies discovered on regular or special inspections shall be corrected as standard work order.
- 5.7.2.5. Testing, Balancing, and Adjusting (TAB). All new systems will have TAB performed as the system is put into service by the Contractor. Resetting, balancing, and adjusting shall be accomplished when the system operation has deteriorated to the extent that the system will no longer perform substantially to the design conditions. TAB shall be accomplished in accordance with manufacturer's standards and standards contained in the American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE) Guide and Data Books. All pressure vessels

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will be tested and certified annually to comply with all local, state and federal regulations.

- 5.7.2.6. The Contractor shall institute continuous emergency manual monitoring of all critical facilities and equipment.
- 5.7.2.7. Testing and operation of stand-by smoke purge equipment. The Contractor shall test and operate stand-by and smoke purge equipment on a quarterly basis. All stand-by equipment shall be maintained in a state of readiness.
- 5.7.2.8. The Contractor shall maintain all exhaust systems (including painting outside units)
- 5.7.3. APPLICABLE PUBLICATIONS. The Contractor shall adhere to applicable portions of the latest editions of the publications listed below in 5.8.2 and 5.8.3. Where a specific task or procedure is not defined in these publications, the Contractor shall seek the advice of the COTR.
- 5.8. PUBLICATIONS.

All publications are general and shall apply where applicable.
- 5.8.1. APPLICABLE PUBLICATIONS.

The Contractor shall adhere to applicable portions of the latest editions of the publications listed below. Where a specific task or procedure is not defined in these publications, the Contractor shall adhere to accepted commercial standards and procedures.
- 5.8.2. GOVERNMENT.
 - 5.8.2.1. Reserved.
 - 5.8.2.2. Reserved
- 5.8.3. National, District and Local Codes.
 - 5.8.3.1. National Fire Protection Association (NFPA) National Fire Codes.
 - 5.8.3.2. Flat Glass Marketing Association (FGMA) Glazing Manual and Sealant System.
 - 5.8.3.3. American Society of Mechanical Engineers (ASME) Boiler and Pressure Vessel Code.
 - 5.8.3.4. National Plumbing and WSSC Plumbing/Gasfitting code.

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- 5.8.3.5. 29 CFR, Part 1910, Occupational Safety and Health Administration(OSHA) Standard for Construction and General Industry.
- 5.8.3.6. American Society for Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE) Guide and Data Books.
- 5.8.3.7. Sheet Metal and Air Conditioning National Association (SMACNA) Standard.
- 5.8.3.8. National Electrical Code
- 5.8.3.9. Clean water Act (EPA) applicable regulations in 40 CFR, Parts 25, 104-117, 129, 131, 135-136.
- 5.8.3.10. Reserved.
- 5.9. HOUSEKEEPING SERVICES (CONTRACTOR OCCUPIED FACILITIES)
 - 5.9.1. The Contractor shall provide housekeeping services for contractor-occupied spaces (if assigned). This service is limited to assigned shops, mechanical rooms, and utility space as assigned at the USCP Facilities. This only applies if the Contractor is awarded space by the Government.
- 5.10. STEAM GENERATION AND DISTRIBUTION.
 - 5.10.1. GENERAL.
 - 5.10.1.1. General Requirement. The Contractor shall operate and maintain all Heating Systems and associated equipment in each of the USCP Facilities.
 - 5.10.2. Reserved.
 - 5.10.2.1. Operational requirements. The Contractor shall ensure continuous uninterrupted steam supply to the USCP Headquarters facility to meet the operational needs.
- 5.11. NATURAL GAS AND FUEL OIL PUMPING AND STORAGE SYSTEMS.
 - 5.11.1. GENERAL.

The Contractor shall be responsible for the maintenance, operation, and repair of the natural gas and fuel oil pumping systems throughout the USCP Facilities. This shall include storage tanks and separators. All systems shall be kept operative at all times,

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free from leaks. These systems include, but are not limited to, all pipe, valves, fittings, strainers, regulators, blow-downs cathodic protection systems, meters, tanks, pumps, oil/water separators, and all other related facilities. This also includes under ground fuel oil tanks.

- 5.11.1.1. An annual natural gas pipeline inspection shall be conducted to determine the status of cathodic protection, and underground and overhead leaks. The Contractor shall correct all deficiencies identified by the inspection.
- 5.11.1.2. The Contractor shall maintain operating logs, detailed reports, and a record file that notes the operation of the systems, operator checks, and services, consumption of fuel and fuel inventories in storage, normal or abnormal operating conditions, deficiencies or malfunctions, and corrective action taken.
- 5.11.2. SPECIFIC REQUIREMENTS.
 - 5.11.2.1. Monitoring. The system shall be routinely monitored for damage to gas pipes, meters, and valves; and to detect gas leakage.
 - 5.11.2.2. Valve Maintenance. Valves shall be inspected, lubricated, and partially closed annually. All defective valves shall be repaired or replaced as soon after inspection as possible. Valve maintenance shall be documented in writing to the Project Officer within 10 working days after completion of the annual inspection and repair.
 - 5.11.2.3. Metering and Fuel Inventory.
 - 5.11.2.4. The Contractor shall escort utility company representatives at all times while meters are being checked and calibration of the master gas meter.
 - 5.11.2.4.1. The Contractor shall monitor the natural gas meter and contact the COTR and the Utility Company Representative if the meter malfunctions.
 - 5.11.2.4.2. The Contractor shall provide the COTR with the daily and monthly usage of gas, and the weekly usage of water. This shall be provided no later than the fifth working day of the month, for the preceding month.
 - 5.11.2.4.3. The Contractor shall provide the COTR with the monthly usage and quantity remaining of fuel oil and or propane gas (based on the information available on the first day of the month). This report shall be provided with the monthly report identified in specification 5.11.2.4.2.

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- 5.11.2.4.4. The Contractor shall inspect the fuel oil storage tanks and systems daily to ensure there are no leaks. Ensure that tanks are continuously grounded.
- 5.11.2.4.5. The Contractor shall inspect the natural gas lines on a monthly basis to ensure there are no leaks. The inspection shall be visual, looking for such indicators as bubbles in standing water, dead grass, or odors. The Contractor shall repair leaks as discovered. The Contractor shall notify the utility company if the utility company's meter must be bypassed.
- 5.11.2.5. Fuel oil pumping stations. The Contractor shall be responsible for the operation and maintenance of the fuel oil pumping station. Operate pumps to receive oil from fuel oil transporters and to transfer oil either to storage, or other using equipment.
- 5.11.3. APPLICABLE PUBLICATIONS. The Contractor shall adhere to applicable portions of the latest editions of the publications listed below. Where a specific task or procedure is not defined in these publications, the Contractor shall seek the advice of the COTR.
 - 5.11.3.1. National Fire Protection Association (NFPA) National Fire Codes (all volumes).
- 5.12. COOLING SYSTEMS
 - 5.12.1. GENERAL.
 - 5.12.1.1. General Requirement. The Contractor shall operate and maintain the cooling (HVAC) systems for the USCP Facilities. These services shall be performed in accordance with applicable National and District Codes, industry standards, the requirements stated herein, approved written procedures and instructions provided by the COTR.
 - 5.12.2. SPECIFIC TASKS.
 - 5.12.2.1. Operations. The Contractor shall provide personnel for continuous systems operations to ensure an uninterrupted supply of cooling water for air conditioning and process equipment and systems to meet the facilities needs to include, but is not

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limited to, the handling of all lubricants, chemicals, and auxiliary equipment; water treatment; record keeping of operations and operating conditions; analysis of records for and correction of non-optical operations; monitoring warranties; testing operation and capability of systems; periodic operation and inspection of idle equipment; and the cleaning, preservation, lubrication, and adjustment of systems equipment.

- 5.12.2.1.1. The Contractor shall provide continuous monitoring and adjustment of the operation of the cooling system.
- 5.12.2.1.2. The Contractor shall ensure that the necessary cooling system is operating to supply cooling water at temperature, pressure, and quantity to meet the facilities needs. In event of system(s) failure, the Contractor shall provide temporary backup cooling to critical air conditioning systems as specified by the COTR.
- 5.12.2.1.3. The Contractor shall maintain operating logs and detailed records on all systems. Logs shall also indicate chemical tests performed, test results, and chemicals added for each system.
- 5.12.2.1.4. Reserved.
- 5.12.2.1.5. The Contractor shall operate all field valves as necessary to supply water to the various systems.
- 5.12.2.2. Maintenance. The Contractor shall perform all maintenance necessary to ensure proper operation of all systems and auxiliary equipment; including but not limited to, pumps, valves, strainers, circulating piping, fans, nozzles, sumps or basins, gauges, and controls; cleaning of sumps and basins, heat exchange surfaces, and nozzles for the cooling systems. Temporary cooling must be provided for critical equipment and facilities when the central plant-cooling system at the headquarters facility is out of service.
 - 5.12.2.2.1. Daily.
 - 5.12.2.2.1.1. Inspect pumps, piping, controls, chemical feed system, and sump basin level controls for proper operation.
 - 5.12.2.2.1.2. Check pump and motor bearings, packing, and mechanical seals for proper temperature and wear.
 - 5.12.2.2.1.3. Check controls to ensure that proper water level, pressure, flow and temperature and wear.
 - 5.12.2.2.2. Weekly. For all pumps that are not operated constantly or automatically, start and operate long enough to purge all lines completely and to ensure that pumps are

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working properly.

5.12.2.2.3. Reserved.

5.12.2.2.3.1. Reserved.

5.13. WASTE WATER AND SEWAGE SYSTEM.

5.13.1. GENERAL.

5.13.1.1. General Requirement.

5.13.1.1.1. The Contractor shall operate and maintain all sewage, wastewater, and industrial wastewater collection systems and treatment facilities. This includes, but is not limited to, the entire sewage collection system (including gravity flow and pressure type sewer lines conveying sewage, PH adjustment tanks, wastewater, and industrial wastewater to the WSSC sewer line, wastewater treatment units, sewer manholes, storm drain system, wastewater drain system, underground systems in and around buildings and structures, and all associated mechanical sewage ejection and sump lift pump), and electrical equipment and their associated accessories and instrumentation. The Contractor shall not discharge wastewater from the collection tanks associated with any buildings (not yet specified) without receiving authorization from the COTR.

5.13.1.1.2. The Contractor shall operate and maintain the waste collection system. This system includes, but is not limited to, collection vessels, tank pumps, liquid level gauges and controls, sump pumps, and collection piping.

5.13.2. SPECIFIC TASKS.

5.13.2.1. Waste Collection System.

5.13.2.1.1. The waste collection system operations shall be conducted in order to provide

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continuous conveyance for all of the USCP Facilities generated wastewater. Flow shall be maintained to prevent odors and to prevent interruptions of service. Operations shall be in accordance with approved procedures. All systems shall be maintained to minimize unsatisfactory service conditions including flooding conditions pump station failure, pipe blockages, ground water infiltration and inflow of surface water. Facilities shall be maintained clean and orderly.

5.13.2.1.2. Temporary and emergency collection services may be necessary to accomplish certain repairs, maintenance efforts, and new service connections. Such temporary and emergency services shall be coordinated with the COTR and shall be accomplished using methods to avoid service interruptions, where possible, or to minimize system downtime where such interruptions of service are unavoidable. The COTR shall be notified of schedule temporary service conditions at the time of job scheduling and shall be notified of emergency situations as soon as possible, with notification time not to exceed one hour after Contractor knowledge of the emergency during normal working hours, or at the beginning of the next normal working period if during non-normal working hours.

5.13.2.1.3. Waste and Effluent Disposal.

5.13.2.1.4. Discharge flow rate shall be regulated to not flood sanitary sewer system.

5.13.2.2. Operating Logs and Records. The Contractor shall maintain system-operating log, detailed reports, and a record file that notes the operation of system, operator checks and services, volume discharge and flow rates, normal and abnormal operating conditions, deficiencies or malfunctions, and corrective action taken.

5.13.2.3. Maintenance. The Contractor shall maintain the sewer system for each facility.

5.13.3. APPLICABLE PUBLICATIONS.

The Contractor shall adhere to applicable portions of the latest editions of the publications listed below. Where a specific task or procedure is not defined in these publications, the Contractor shall seek the advice of the COTR.

5.13.3.1. National Fire Protection Association (NFPA) National Fire Codes.

5.14. ELECTRICAL DISTRIBUTION.

5.14.1. GENERAL.

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- 5.14.1.1. General Requirements. The Contractor shall inspect, maintain, and perform alterations on the entire electrical distribution system and its components. The Contractor shall maintain the total electrical system to ensure continuous electrical service for all USCP operational requirements.
- 5.14.1.2. DEFINITIONS
- 5.14.1.3. Power System. The Government-owned portion of an electrical distribution system consisting of a source of electrical power and associated substation transformers, lines, and other devices necessary to distribute electrical service throughout the facilities.
- 5.14.2. SPECIFIC TASKS.
- 5.14.2.1. Equipment Checks and Services. The Contractor shall perform all operational checks and services as necessary to provide electrical service to the USCP Facilities. This shall include, but not limited to, all components/devices for the following:
- a. Primary distribution system
 - b. Secondary distribution system
 - c. Emergency Power System
 - d. Building Service System
 - e. Lighting System - interior and exterior
 - f. Branch power - motors and receptacles
- 5.14.2.2. Electrical Service. The Contractor shall provide adequate operation and maintenance of the electrical services for all equipment, buildings, for the USCP Facilities.
- 5.14.2.3. Power Outages. Power outages scheduled on the power system shall be held to a minimum. If power outages are necessary, an outage schedule depicting the date(s) of the outage shall be submitted to the COTR for approval five workdays in advance of the time required. De-energization of circuits shall be accomplished by Contractor personnel and any auxiliary power required shall be provided by the Contractor. In no event shall the Contractor curtail electrical service without prior approval by the COTR.
- 5.14.2.3.1. The Contractor shall respond to any unscheduled power outage as an emergency maintenance request. All temporary service required in an emergency situation shall be removed without delay at the end of the emergency.
- 5.14.2.4. Rubble and Salvage. The Contractor shall dispose of construction rubble in

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accordance with local, District and Federal Guidelines. Salvageable materials shall be disposed of in accordance with instruction provided by the COTR.

- 5.14.2.5. Emergency Generators:
- 5.14.2.5.1. The Contractor shall exercise the generators on a weekly basis, bringing them up to operational condition, and making all repairs as necessary to ensure optimal performance. The Contractor shall notify the COTR before operating generators.
- 5.14.2.5.1.1. The exercise shall include at least 30 minutes operation. A generator testing at full load capacity will need to be scheduled with the COTR and the USCP Facility Manager.
- 5.14.2.5.1.2. The exercise shall include a test of the automatic start and load controls for generators. Switching a generator to building load must be approved by the COTR. Activate equalizing current control circuit if applicable. Once per year, properly torque tighten all conductor terminations of feeder, branch, and control circuits. This shall include conductor terminations at generators, transfer switches, main overcurrent circuit devices, power panels, and lighting panels associated with the emergency generator electrical system. Provide torque reading report to COTR.
- 5.14.2.5.1.3. Provide a monthly report to the COTR that includes the conditions of items checked, possible problems, and recommended solutions (if applicable).
- 5.14.2.5.1.4. A standard operating procedure (SOP) and operating log shall be maintained for each generator. The SOP shall provide procedures for start, run-load, and secure the generator under both normal and emergency load conditions; and shall show the seconds required for the generator to start up, and the seconds required between primary shut-off and the transfer of emergency load to generator. The log, at a Minimum shall provide the date and duration of the exercises, or period of operation, load carried, condition of equipment, and name of Operator.
- 5.14.2.6. Fuel Tanks. The Contractor shall maintain all fuel tanks associated with the auxiliary generators in order to ensure that sufficient fuel (tanks filled) is always available to operate the generators. The Contractor shall clean-up any oil spills. Fuel will be provided by the Government to the Contractor as requested.
- 5.14.2.6.1. Diesel engine shall be serviced as recommended by the manufacturer.
- 5.14.2.7. Substation maintenance. The Contractor shall maintain equipment in addition to the periodical operational checks. Repairs shall be performed in accordance with manufacturer's recommendations. Clean-up of the substation shall be performed

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monthly except as may be required in an unusual circumstance such as after a storm.

- 5.14.2.7.1. All work for substation equipment maintenance shall be accomplished on weekends between the hours of 7:00 a.m. and 9:00 p.m. The Contractor shall submit all work schedules to the COTR in advance for approval.
- 5.14.2.8. Substation switching. The Contractor shall perform manual substation load switching as directed by the COTR.
- 5.14.2.9. Standard Products. All materials installed as replacement parts or as required for repairs shall be new and shall be of the same manufacturer as existing equipment unless otherwise approved by the COTR.
- 5.14.2.10. Electrical Metering. The Contractor shall escort the utility company representative at all times for the purpose of verifying meter readings.
- 5.14.2.11. Disconnect and Reconnect Service. The Contractor shall, upon approval by the COTR, disconnect or reconnect the electrical service to any portion or all of the facility. When a disconnection is made, the disconnect shall be secured in such a way to prevent any unauthorized re-energizing of the circuit. The Contractor shall reconnect the service after determining the circuit is safe to re-energize.
- 5.14.2.12. Battery Chargers. The Contractor shall clean and repair all battery chargers used at this facility. Cabinets and internal equipment shall be cleaned and dusted either by wiping with a cloth or by using compressed air. If the cabinets show signs of rust, the rust shall be removed and the cabinet repainted to its original color. All contacts and connections shall be clean, kept free of corrosion, and tight. A log of all cleaning and repairs shall be kept on all battery chargers showing date, service performed, serial number, location of charger and the technician providing the services.
- 5.14.2.13. Remove and Reinstall. The Contractor shall, upon approval by the Government, remove or replace existing electrical services to a facility. This may include, but is not limited to, providing new poles and accessories, transformers, circuit breakers, safety switches, wire cables and any other equipment necessary to provide adequate service to the facility.
- 5.14.2.14. Temporary Service. The Contractor shall, upon approval by the COTR, provide temporary electrical service to any work site at the facility where needed.

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This may include poles, crossarms, transformers, weatherheads, circuit breakers, and any other equipment necessary to provide the service. The Contractor shall install a portable electric generator for temporary service until lines can be installed or if power is needed only for a short time.

- 5.14.2.15. Install Meters. The Contractor shall, upon approval by the COTR install utility meters at the locations specified. The Contractor shall record the serial number of the meter, the date installed, the manufacturers' name, and the initial meter reading. The meter box shall be rain tight when installed. The Contractor shall provide the COTR with recorded information and completion date.

5.14.3. APPLICABLE PUBLICATIONS.

The Contractor shall adhere to applicable portions of the latest editions of the national codes. Where a specific task or procedure is not defined in these publications, the Contractor shall seek the advice of the COTR.

5.15. COMPRESSED AIR AND DISTRIBUTION.

5.15.1. GENERAL.

- 5.15.1.1. General Requirement. The Contractor shall operate and maintain all the compressed air system, including distribution piping, and building-local instrument compressed air systems with their associated piping.

5.15.2. SPECIFIC TASKS.

- 5.15.2.1. Operation. The Contractor shall ensure provision of a continuous supply of compressed air.

- 5.15.2.1.1. "Operation," as used in this section, shall be interpreted to include, but is not limited to lubricating oils; record keeping of operations, operating conditions, and maintenance; analysis of records and correcting non-optimal conditions and practices; monitoring warranties; testing operations and capabilities of the compressed air systems; training of personnel; and cleaning, preserving, lubricating, and adjusting equipment and components.

- 5.15.2.1.2. The compressed air system shall be operated with one compressor on line, with the second compressor set-up for automatic start up upon failure of the load compressor or when one unit cannot maintain system demand.

- 5.15.2.1.3. Submit report of operations data to the COTR.

- 5.15.2.2. Maintenance. The following checks and services shall be made.

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- 5.15.2.2.1. Daily.
- 5.15.2.2.1.1. Check lubricators for proper condition, add oil before low indication. For lubricated compressors, check compressor oil pressure; adjust operating pressure. Check for oil leaks and repair. Check crank case oil on lubricated and non-lubricated compressors. Check temperature of cooling water leaving the compressor; make valve adjustments to maintain a temperature as called for by the compressor manufacturer. Check compressor discharge pressures and inter cooler pressure; perform adjustments. Ensure AC and DC amperes on panel are correct. Check discharge air temperature. Check and ensure proper cooling water pressure. Observe operation of entire unit, listening for any unusual noises; perform remedial maintenance as required.
- 5.15.2.2.1.2. Inspect and log operating conditions of the compressed air system. Check traps on compressor and after cooler separator refrigerated air dryers and after filters and ensure proper operation. Blow down holding tanks.
- 5.15.2.2.2. Weekly.
- 5.15.2.2.2.1. Supervisory personnel shall conduct a walk-through inspection and log operating conditions of local compressed air systems.
- 5.15.2.2.2.2. Check all strainers in compressor cooling water piping. Check all valves and adjust or replace packing. Observe brushes on compressor motor for arcing.
- 5.15.2.2.3. Quarterly inspect separators and replace filters as necessary.
- 5.15.2.2.4. Annually. Test pressure gauges and safety valves. Test cut-in and cut-out pressures after gauge has been tested. Check crankshaft for endplay and alignment. Check clearances in all bearings. Remove head and inspect valves and valve seats. Check cylinder walls and piston fit. Clean piping, cylinders, and heads of scale and other deposits. Disassemble and clean moisture traps in the system. Replace all guards when repairs are completed, before starting unit.
- 5.15.2.2.5. Unfired Pressure Vessel Test. Maintain unfired pressure vessels. Perform unfired pressure vessel tests in accordance with requirements.
- 5.15.2.2.6. Refrigerated air dryers shall be operated and maintained in accordance with the Manufacturers' recommendations. Maintain a log for the operation, maintenance and repairs.

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5.15.3. APPLICABLE PUBLICATIONS.

The Contractor shall adhere to applicable portions of the National and District codes listed below. Where a specific task or procedure is not defined in these publications, the Contractor shall seek the advice of the Contracting Officer.

- 5.15.3.1. National Fire Protection Association (NFPA) National Fire Codes.

5.16. SAFETY.

- 5.16.1. Equipment shall be maintained in a safe operating condition and a fire safe condition at all times OSHA standards shall be observed.

5.17. QUALITY ASSURANCE.

The Government will evaluate the contractor's performance under this contract using as one of the methods of surveillance that, which is specified at Technical Exhibit 1. This surveillance does not relieve the Contractor of its own quality control responsibility. All surveillance observations will be recorded by the Government. When an observation indicates defective performance, the Quality Assurance Evaluator (QAE) will request the contractor's representative to initial the observation.

- 5.17.1. Performance Evaluation Meetings. The project manager may be required to meet with the COTR and/or Contracting Officer as needed. The written minutes of these meetings shall be signed by the Project Manager, Contracting Officer, and/or COTR.

- 5.17.2. Methods of Quality Assurance Evaluation. Five methods of quality assurance evaluation will be used. One or several may be used to evaluate the Contractor's performance for any given service requirement. The five methods are:

- 5.17.2.1. Random Sampling. Surveillance based on random sampling is designed to evaluate some part, but not all, of the contract requirement being monitored. This method, based on statistical theory, estimates the Contractor's overall level of performance for a given contract requirement. Using random sampling, any occurrence of a contract requirement is as likely to be evaluated as any other occurrence.

- 5.17.2.2. Planned Sampling. Evaluation by planned sampling, like evaluation by random sampling, is designed to inspect some part but not all of the contract requirements being monitored. Specific occurrence of contract requirement that are to be monitored as selected for evaluation prior to their schedule accomplishment.

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- 5.17.2.3. 100% Inspection. One Hundred percent inspection is that evaluation method that requires total, or 100%, inspection of a contract requirement.
- 5.17.2.4. Validated Complaints. This method is based on customer awareness. Customers monitor the service provided by the Contractor. When there is a case of poor or nonperformance, the COTR will be notified. Upon notification, the Government will investigate the report and if it is found to be valid, it will be documented.
- 5.17.2.5. Unscheduled Inspection. Unscheduled inspection is, as the name implies, impromptu evaluation of contract performance by authorized Government personnel.
- 5.17.3. Criteria for Accepting or Rejecting Unintentional Defective Performance.
 - 5.17.3.1. For areas included in the Performance Requirements Summaries, among the criteria for accepting or rejecting unintentional defective performance are those specified in the respective Performance Requirements Summaries (PRS) of the sections of the PWS. When the number of defects in the Contractor's performance discovered by the Government exceeds the acceptable quality level (AQL), the COTR will complete a Contract Discrepancy Report (CDR--Technical Exhibit 2). The CDR will require the Contractor to explain in writing why performance was unacceptable, how performance shall be returned to acceptable levels, and how such problems will be prevented in the future. The COTR shall also complete a CDR for each validated customer complaint.
 - 5.17.3.2. There are other contract performance requirements identified in this PWS which are not separately identified in the PRS of each section. The COTR upon observing or otherwise learning of a defect not separately identified in a particular PRS, which amounts to unintentional defective performance, will inform the Contractor via a CDR. Criteria for accepting or rejecting performance will be the facts as given to the COTR by the person observing the defect and the facts as contained in the Contractor's response, together with such other facts, records or report which may be pertinent to a determination to accept or reject performance.
- 5.17.4. Surveillance Changes. The Government may increase or decrease the amount of Government inspection, based upon Contractor performance.
- 5.17.5. Intentional or Negligent Defective Performance.
 - 5.17.5.1. It is possible that a contract performance requirement separately identified in the

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Performance Requirements Summary (PRS) for a respective section of this PWS can be defectively performed in such a manner as to constitute intentional or negligent defective performance. The determination of whether or not in a particular case a defect enumerated in a PRS constitutes intentional or negligent defective performance will be made by the Contracting Officer.

- 5.17.5.2. If a Government employee or agent (to include personnel employed on-site under other Government contracts) observes a defect which can be construed to amount to intentional or negligent defective performance, such employee or agent will report the defect, through appropriate channels, to the COTR for his determination. In his or her sound discretion, the Contracting Officer may make a unilateral determination that a defect reported as an intentional or negligent performance defect is an unintentional performance defect. In that case, the defect will be handled under the Provisions of 5.17.3.2 and among the criteria for accepting or rejecting performance will be those identified in the PRS.
- 5.17.5.3. If, however, the COTR determines that there is possible intentional or negligent defective performance, a CDR will be prepared and forwarded to the Contractor's Project Manager. In that case, the criteria for rejecting or accepting performance will be the facts as given to the Contracting Officer by the person(s) reporting the defect and the facts as contained in the Contractor's response to the CDR; together with such other facts, records, or reports which may be pertinent or relevant to a determination of whether to accept or reject performance. AQL's normally assigned to the task will not be applied in determining whether to accept or reject.
- 5.17.6. Remedies for Defective Performance.
- 5.17.6.1. Unintentional Defective Performance Covered in a Performance Requirements Summary (PRS). If performance of any requirement is determined to be defective and the number of permissible defects exceeds the number allowable for the Accepted Quality Level (AQL) (column 4 of the PRS), the amount of money to be deducted from the Contractor's monthly invoice will be derived by multiplying the total monthly cost of that line item (obtained from Section B of the basic contract) by the deduct percentage (Column 6 of the PRS), and multiplying that product by the percentage of units found to be defective; the resulting amount will be deducted from the monthly invoice for the line item. However, the Government reserves the right to revoke acceptance for latent defects or for defective performance which could not have been reasonably discovered in time to assess the deduction from the monthly invoice current at the time the deduction would otherwise have been computed. In such cases, the deduction will be taken from the monthly invoice current at the time the defect is discovered. The determination of whether or not a defect is a latent defect or whether or not a defect could have been reasonably discovered will be made by the Contracting Officer.

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- 5.17.6.2. Unintentional Defective Performance Not Covered in a Performance Requirements Summary (PRS). If performance of any requirement enunciated in the narrative of a particular section of this PWS or contract, but not specified in the respective PRS, is determined to be unintentionally defective or to have not been performed, the Contracting Officer may invoke the provisions of the FAR clause entitled "Inspection of Services--Fixed Price" or any other remedies available under this contract.
- 5.17.6.3. Intentional or Negligent Defective Performance. If performance of any PWS or contract requirement is determined to be intentionally or negligently defective, the amount of money to be deducted will be calculated in the same manner as identified in PWS specifications 5.17.6.1. and 5.17.6.2.
- 5.17.6.4. Reserved.
- 5.17.6.5. Deductions. The amount of money to be deducted for defective performance may be either temporarily withheld pending satisfactory performance or permanently withheld, depending upon the determination made by the Contracting Officer.

5.18. **QUALITY CONTROL.**

The Contractor shall establish and maintain a complete Quality Control Plan to assure the requirements of the contract are provided as specified. One copy of the contractor's Quality Control Plan shall be provided to the Contracting Officer no later than 60 days after the effective date of the contract. An updated copy must be provided the Contracting Officer on contract start date and as changes occur. The plan shall include, but is not limited to, the following:

- 5.18.1. An inspection system covering all the services in the PWS. It must specify the areas to be inspected on either a scheduled or unscheduled basis, how often inspections will be accomplished, and the title of the individual(s) who will perform the inspection.
- 5.18.2. The methods for identifying and preventing defective work in the quality of service performed before the level of performance becomes unacceptable.
- 5.18.3. On-site records of all inspections conducted by the contractor and necessary corrective action taken, this documentation shall be made available to the COTR.

5.19. **ELEVATOR MAINTENANCE.**

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The Contractor shall provide all management, supervision, labor, and equipment to fully maintain hydraulic elevators and associated equipment located at the USCP Headquarters Facility. The work includes complete preventive maintenance, service and repairs in accordance with the PWS.

- 5.19.1. The Contractor shall have an individual during normal working hours with a minimum of four years of journeyman level elevator experience, to respond to routine and emergency situations. The Contractor shall provide a person with the same qualifications to respond to emergency situations within one hour or forty-five (45) minutes (from the time the emergency is reported) after normal hours, holidays, weekends.
- 5.19.1.1. Emergency situations include entrapments, any situation where the risk of personal injury results from the operation of an elevator, or if the elevator is out of service.
- 5.19.2. The Contractor shall provide appropriate qualified staff to ensure timely completion of maintenance and expedite response to service calls, SWO's, and other repairs.
- 5.19.3. Perform the 5-year safety and buffer test as required by applicable safety codes.
- 5.19.4. The Contractor is required to test all safety and electrical overload devices for proper operation within 90 calendar days following the commencement date of the contract.

A written report shall be provided to the Project Officer.
- 5.19.5. The Contractor shall ensure that a complete set of standard size, legible, schematic diagrams applicable to each type of elevator are available in each elevator machine room within 30 calendar days from the date of contract award.
- 5.19.6. The Contractor shall implement and maintain check charts for each elevator in the Irvine facility. The check charts will indicate each part replaced on each elevator along with date, and mechanic's name. This information shall be available in each machine room.
- 5.19.7. In the event of a reported physical injury, repeated service interruption, accident involving equipment damage, the Contractor shall immediately notify the COTR. The Contractor shall await the arrival of a Government Inspector prior to making repairs. Contractor personnel shall be available to make the necessary tests to determine the cause of such problems.
- 5.19.8. The Contractor shall immediately report to the COTR, any elevator out of service or elevator in need of repair. The Contractor shall report to the COTR immediately of any building occupants trapped on an elevator. Note: At no time, is

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the building occupant or occupants that are trapped on an elevator to be left alone, other than to make the emergency phone call.

- 5.19.9 The Contractor shall record all services rendered during other than normal working hours, and report such information to the COTR at the start of the next scheduled workday.
- 5.19.10 The Contractor shall maintain a supply of commonly used spare parts to expedite normal repairs to the elevators at the USCP Facility Headquarters. This includes bulbs, tubes, and ballasts in the cars, and excludes finished cab floor maintenance. The Contractor shall maintain an inventory of such parts so as to validate PWS compliance that may be requested by the COTR.
- 5.19.11. All replacement elevator parts shall be equal to the manufacturer's design specifications or requirements. However, the Contractor is expected to search the most reasonable cost for such spare parts.
- 5.19.12. The Contractor shall perform a monthly activities report, illustrating the specific work and dates of maintenance/repair of each elevator.
- 5.19.13. The Contractor shall inspect all related equipment and systems every two weeks and replace burned out lights, signals and accessory equipment (such as ballasts) as they are found.
- 5.19.14. The elevator emergency lighting system shall be checked every three (3) months to ensure proper operation. Deficiencies shall be corrected immediately.
- 5.19.15. The cleaning and refinishing of the interior cab and the exterior hoistway doors/frames shall be accomplished by others, except for damage caused by malfunctioning equipment or Contractor Personnel.
- 5.19.16 The Contractor shall keep the elevator cab exhaust fan, diffusers, and lights clean at all times, and make repairs as necessary.
- 5.19.17. The Contractor shall keep the equipment, including machine room, clean and painted. Color and type of paint shall be approved by the COTR.
- 5.19.18. The Contractor is responsible for operation and maintenance of all telephone conductors in the hoistways and elevator cabs. Telephone operation shall be checked biweekly, and problems shall be immediately reported to the COTR.
- 5.19.19. The Government reserves the right to require the Contractor to conduct tests as necessary to ascertain that all contractual requirements are being fulfilled.

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- 5.19.20. The Contractor shall have available, an Elevator Mechanic to accompany a Government Elevator Inspector during the course of any inspection.
- 5.19.20.1. A periodic inspection as required by elevator safety codes shall be performed by Government Inspectors. Upon completion, a deficiency report will be provided to the Contractor for correction. The Contractor shall correct all deficiencies identified as minor repairs within 30 calendar days from inspection date. Deficiencies identified as emergencies shall be corrected immediately. The Contractor shall notify the COTR in writing when deficiencies are corrected and reinspection can be made.
- 5.19.21. When an elevator is out of service for more than two hours, the Contractor is responsible to place “out of service” signs at each landing.
- 5.19.22. Elevator modifications (electrical or mechanical) must be approved by the COTR.
- 5.19.23. The Contractor is not responsible for repairs necessitated by reason of negligence or misuse of equipment by Personnel other than Contractor Personnel, or by reason of any other cause beyond the control of the Contractor, except ordinary wear and tear. The Contractor shall notify the Contracting Officer in writing of the existence or development of a defect that the Contractor considers it is not responsible for under the terms of the contract.
- 5.22. PLUMBING SYSTEMS.
- 5.22.1. General Requirements. The Contractor shall operate and maintain the domestic hot water, domestic cold water, and domestic hot water recirculation, including generators, pumps, instruments and supply piping system.
- 5.22.2. Operation. The Contractor shall insure provision of a continuous supply of cold and hot water.
- 5.22.3. Domestic Cold Water System. The Contractor shall operate and maintain the cold water system. Maintenance shall include, but is not limited to, inspection and repair of all pressure reducing and regulatory valves, backflow prevention, check valves, control valves piping systems and terminal equipment.
- 5.22.4. Domestic Hot Water System. The Contractor shall operate and maintain the domestic hot water system. Maintenance shall include, but is not limited to, inspection and repair of all hot water generators, control valves, backflow prevention devices, check valves, piping systems and terminal equipment. The Contractor shall maintain a log indicating all inspections, tests and repair work on the domestic hot water generating equipment.

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- 5.22.5. Domestic Hot Water Recirculation System. The Contractor shall operate and maintain the domestic hot water recirculation system. Maintenance shall include, but is not limited to, inspection and repair of all pumps, control valves, control sensors and piping systems.
- 5.22.6. Plumbing Fixtures. The Contractor shall inspect and maintain all plumbing fixtures. The Contractor shall replace fixtures as necessary with fixtures of the same or equal as determined by the owner. The Contractor shall maintain all flush valves, stop valves, fittings and trims.
- 5.23. HUMIDIFICATION SYSTEM.
- Maintain steam to steam generators, deionizer system, deaerator and feed water units.
- 5.23.1. Distribution shall be maintained in accordance with Specification 5.10., except no chemical treatment shall be administered to the steam or water. The system shall be maintained as a chemical-free system.
- 5.23.2. Humidifiers. Clean nozzels, strainers, separators, and control valves. Check, calibrate, and adjust the humidistat and limit controllers and their associated wiring or pneumatic tubing on a quarterly basis.
- 5.24. AIR FLOW CONTROL SYSTEMS.
- 5.24.1. General. The Contractor shall provide sufficient qualified personnel to maintain, service and repair the airflow control system. The Contractor shall provide all labor, material and test equipment to service air flow components and instrumentation.
- 5.24.2. All airflow systems shall be inspected and checked for proper operation semi-annually. Transmitters, controllers, characterizing relays shall be tested and re-calibrated as required in accordance with the manufacturer's procedures annually.
- 5.24.3. The airflow control systems include, but are not limited to, air measuring stations, static measuring stations, mixing boxes, control panels, and all instrumentation relating to control, status and alarm points.
- 5.25. HEAT RECOVERY AND FREE COOLING SYSTEMS.
- 5.25.1. The Contractor shall be responsible for the operations and maintenance of the heat recovery and cooling systems. The Contractor shall provide all labor and materials to ensure proper operation of cooling and heating systems.

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5.25.2. The Contractor shall service, repair, clean equipment, monitor and log pump operations, as indicated for HVAC Paragraph 5.7.

5.25.3. The Contractor shall maintain proper glycol solution levels in all systems as required to maintain proper operation.

5.26. PERIMETER LIGHTING

5.26. The Contractor shall be responsible for maintenance and repair of all perimeter lighting, this includes parking lots, emergency lights etc., and lights that are attached to the USCP Facilities.

6.0 SNOW REMOVAL

6.1. The Contractor shall be responsible for all snow removal services at all USCP Facilities (not including the Fairchild Facility). The Contractor shall remove snow from all paved surfaces. During daytime snowfall the Contractor will begin snow removal operations when the total amount of snow on the ground has reached one (1) inch. The Contractor shall repeat the snow removal process until the snow has subsides and all sidewalks, driveways and parking lots have been free of all ice and snow. The Contractor shall use Ice Melt after all sidewalks, driveways and parking lots have been free of snow.

6.1.2. Night Time Snow Fall – The Contractor shall insure that all USCP sidewalks, driveways and parking lots have been plowed or shoveled and free of all ice and snow before the hour of 6:00 am. The Contractor shall use Ice Melt after all sidewalks, driveways and parking lots have been free of snow.

6.1.3. The Contractor shall issue an Emergency Snow Removal Plan to the Contracting Officer and the COTR thirty (30 days) after receiving the notice of the contract award for approval.

6.1.4. All chemicals shall be approved by the COTR before being used.

6.1.5. Snow Stockpiling: Snow will be stockpiled in areas per the Contractor's Snow Removal Plan. Plowed or shoveled snow, ice and sleet shall be piled in a manner that does not block access to fire lanes, hydrants, trash bins, loading areas, walkways, parking lots and roadways or the drainage system. Snow, ice, and sleet shall not be piled within 20 feet of the facilities perimeter fencing.

6.2. LANDSCAPING SERVICE

6.2.1. The Contractor shall provide all supervision, labor, equipment and materials needed to maintain all the USCP Facilities exterior grounds in a professional manner. Lawns, shrubs,

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trees and planted areas shall present a well-groomed appearance at all times. Grass adjacent to asphalt or concrete walks or driveways shall be controlled, and present a neat appearance. All exterior areas shall be maintained free of trash or debris.

- 6.2.2. The Contractor shall submit a Grounds, Maintenance and Landscaping Plan to the Contracting Officer and the COTR thirty days after receiving the notice of the contract award for approval.
- 6.2.3. The Contractor shall include but not limited to the following tasks:
- 6.2.4. Mowing: Lawn areas shall be mowed as necessary to maintain the grass at a height of between 2-3 inches.
- 6.2.5. Fertilization and Lime: The Contractor shall fertilize areas three (3) times per year during the months of September, October and November at the rates per industry standards for lawn composition. The soil PH level in turf areas shall be maintained within the 6.0 to 6.5 range.
- 6.2.6. Crabgrass Control: Turf crabgrass shall be controlled. A crabgrass pre-emergent agent shall be applied during mid April or before the ground temperature reaches 45 degrees Fahrenheit.
- 6.2.7. Weeds/Pest Control: The Contractor shall monitor and control pest populations of insects, weeds and diseases and shall be responsible for removing contaminated material from the sites.
- 6.2.8. Mulch: Hardwood mulch shall be maintained at 3 to 4 inches in height around plants, shrubs and trees.
- 6.2.9. Irrigation: The Contractor shall ensure that lawns and planted areas show no signs of excessive dryness. All areas shall be checked for moisture content on a regular basis. The Contractor shall water lawns and planted areas uniformly utilizing hoses and sprinklers as required to supplement the irrigation system. The irrigation system for the beds and planters shall be maintained in accordance with industry standards and the manufacturer's recommendations.
- 6.2.10. Debris Cleaning: Turf areas, shrub beds, flower beds, forested areas, fence lines, areas, gutters, sidewalks, drainage swales, parking lots, roadways, and other surfaces shall be maintained free of debris including, but not limited to, grass clippings, cuttings, leaves, paper, rocks, sticks, etc. Debris resulting from maintenance work and excess soil or mulch shall be promptly removed by the Contractor.
- 6.2.11. Exterior Trash Cans/Butt Cans: Exterior trash cans and butt cans should be emptied and clean as needed to prevent an unsightly appearance.

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- 6.2.12. Trimming/Pruning: Trimming and pruning will be accomplished under the direction of a certified landscaping professional in accordance with industry standards. All trees, vines, hedges, shrubs, and ground cover shall be trimmed/ pruned as needed, by thinning and shaping to achieve a natural appearance. Building entrances, walkways, and parking areas and security camera fields of view shall remain unobstructed by plant growth at all times.
- 6.2.13. Plant Replacement: Lawn, trees, shrubs, ground cover, vines, annual plants, and other plant materials that are damaged, die, or lose their original form shall be replaced in equal kind and size.
- 6.2.14. Turf Re-seeding: Turf seed shall have a 95% germination rate, contain not less than 85% pure seed, have no more than 0.5% weed seed and be composed of the following species: 50% Kentucky bluegrass (*Poa pratensis*), 30% chewing red fescue red fescue (*Festuca rubra* variety), 10% perennial rye grass (*Lolium perenne*) and 10% redtop (*Agrostis alba*).
- 6.2.15. Chemical Use: The Contractor shall furnish all oils, fungicides, insecticides, baits, herbicides, fertilizer, etc., as required. In no case will extremely toxic materials be permitted. Pesticides shall only be applied by a pesticide applicator licensed by the State the in which the company is base out of, or a registered applicator under the direct supervision of a licensed pesticide applicator. Pesticides shall be applied according to the manufactures label recommendations, and shall be applied evenly. Chemicals shall be applied with extreme care to avoid hazard to any person or animals in the immediate areas, or property damage. All chemicals shall be in the original manufacturer's container and properly labeled.
- 6.2.16. Documentation: Documentation of each pesticide application shall be maintained on site and shall identify the chemical used, amount mixed, amount applied, date, time, weather conditions, crops treated, pest controlled and percentage of active ingredients.
- 6.3. The Contractor shall have all chemicals approved by the COTR before using.
- 6.4. The Contractor shall also be responsible for maintaining the concrete planters located at the Fairchild Facility.

7.0. PEST CONTROL SERVICE

- 7.1. A regularly scheduled and documented program of control and monitoring should be implemented. The ideal program prevents the entry into and eliminates harborage from the facilities. Whenever possible, nontoxic methods of pest control, such as insect growth regulators, and nontoxic substances should be used. If traps are used, methods should be humane; traps used to catch pest alive require frequent observation and humane euthanasia after capture.

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- 7.1.2. The Contractor shall furnish all labor and materials needed for the development and the implementation of a comprehensive Integrated Pest Management Program (IPMP) for the USCP Facilities.
- 7.1.3. The Contractor shall control, reduce, or eliminate the presence of invertebrate and vertebrate pests including, but not limited to, rats, mice, birds, cockroaches, ants, fleas, flies, silverfish, stinging insect and nests accessible from the ground or from windows, stored product pest, and incidental invaders such as, but not limited to, crickets, earwigs, midges, millipedes, centipedes, ground beetles, clover mites and bats.
- 7.1.4. The Contractor shall submit an IPMP to the Contracting Officer for his/her approval 15 calendar days after the contract has been awarded.
- 7.1.5. The Contractor shall maintain a complete and accurate pest management log. The Contractor shall insure copies of this log are received by the COTR.
- 7.1.6. Emergency Services are included in this contract.

8.0. MAN MADE & NATURAL EMERGENICES SUPPORT

- 8.1. The Contractor shall be responsible to support and provide all the supervision, labor, equipment and materials necessary for all Man Made and/or Natural Emergencies that are required by both the United States Capitol Police and the Architect of the Capitols Office. This function is to be considered critical to the mission of the United States Capitol Police and the Architect of the Capitol's Office.
- 8.2. The Contractor shall provide full support during Natural or Manmade Emergencies. Natural emergencies such as (but are not limited to) floods, hurricanes, tornadoes, fires etc.
- 8.3. Manmade Emergencies such as 9/11, fires, water damaged, or facilities damaged by terrorism etc.

9.0 SPECIAL EVENTS SUPPORT

- 9.1 The Contractor shall attend all Special Events meetings necessary in order to plan and coordinate the equipment, materials and labor necessary to setup for each special event and to ensure the takedown of equipment and materials after each special event is over. This function is to be considered critical to the mission of the United States Capitol Police and the Architect of the Capitol's Office.

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9.2. Special Events Support that are not emergencies but are to be considered critical to the mission of the USCP and the AOC.

9.3. The Contractor shall be responsible to provide all the necessary supervision, labor, equipment and materials as specified (**but not limited to**) in the following list below to support the Special Events Functions by the USCP and the AOC listed in this PWS.

9.4. The Contractor shall be responsible for setting up the following items/materials and electrical power needed for supporting the special events that are listed in this PWS. The Contractor shall also be responsible for taking down, disconnecting electrical wiring and removing all materials and items that was set-up for each special event.

- a. Fencing – approximately two (2) rows of Snow Fencing as needed to be put in place before the event and to be replaced back into storage when the event is over.
- b. Barricades – Bike Rakes. One (1) to One Thousand (1,000) Bike Rakes to be moved into place before the event and to be replaced back into storage when the event is over.
- c. Tents – Install the following tents if needed before the events begin and then remove tents and replace tents back into storage when the events are completed.
Tent sizes: 20'x10'x12' one (1) unit; 50'x10'x12' four (4) units; 70'x10'x12' two (2) units.
- d. Canopies – Approximately one (1) one to five (5) canopies, depending on the event.
- e. Strand Lighting for tent decoration – amount depending on the event.
- f. Pedestal Fans needed for Summer Events – Approximately fifteen (15) to twenty (20) units needed.
- g. Gas/or Electrical Heaters needed for Winter Events – Approximately fifteen (15) to twenty (20) units needed.
- h. Assorted Electrical Extension Cords needed for Fans/Heaters etc.
- i. Magnetometers Setup and take down.
- j. Stanchions & Ropes setup and take down.
- k. Temporary Stop Signs setup and take down.
- l. Yellow Tape.
- m. Portable Kiosks Units/and Police Shelters – moved into place, and then removed back into storage once the event is over.
- n. Light Towers – moved into place and then removed back into storage once the event is over.
- o. Portable Message Boards – moved into place and then removed back into storage once the event is over.
- p. Portable Generators & Fuels Supply/ Refilling as needed. Moving units into place and then removing units back into storage.

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- q. Temporary Power Hookups. The Contractor shall ensure temporary electrical power is connected where needed. The Contractor will secure power and remove electrical lines when the event is over.
- r. Portable Toilets – The Contractor shall insure that portable toilets are put in place before the event and removed after the event is over. This shall also include making sure the portable toilets are kept clean and remain stocked with toilet paper at all times during each event.

9.5. SPECIAL EVENTS SCHEDULE (BUT NOT LIMITED TO)

- a. Presidential Inauguration - (Every Four Years in January).
- b. State of The Union – (3rd or 4th week in January).
- c. Police Memorial – May 15th.
- d. Memorial Day Concert – End of May (Both Saturday & Sunday).
- e. Labor Day Concert – 1st week September (Sunday before Monday).
- f. Right to Life March – January (within the last two weeks of January).
- g. Various Races – Derby, Running etc. (About 30 events throughout the year).
- h. Marine Corps Marathon – October.
- i. Events of State – Presidential & State Funerals, etc.
- j. The National Christmas Tree Lighting – December of each Year.
- k. Various Demonstrations throughout the year – (Several)
- l. Manmade or Natural emergencies. (9/11, Anthrax, Terrorism, Fire, Floods, Hurricanes etc.).

9.0. TECHNICAL EXHIBIT 1

Building (Statistics) Information for the United States Capitol Police Facilities located in Washington, D.C. Building Inventory Equipment list for USCP Facilities shall be attached to this PWS.

Building Name and Location:

United States Capitol Police Headquarters Facility

Location: 119 D Street, SW Washington, DC

Building Statistics:

Number of Floors: Seven (7)

Penthouse: One (1)

Hours of Operation: Twenty-four (24) hours a day

Office Space: 42,909 SF

Executive Office Space: 7,572 SF

Total Hard Surface Floor: 17,036 SF

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Total Carpet Space: 50,481 SF
Bathroom Fixtures: 250 EA
Windows: 455 EA
Elevators: 2 EA

Grounds:

Outside Area: Approximately 10,000 SF of Parking Lot & Side Walk Area

Building Name and Location:

United States Capitol Police Vehicle Maintenance Division & the US Capitol Police Hazardous Device Facility

Location: 67 K Street SW, Washington, DC

Building Statistics:

Number of Floors: One (1).
Garages: Two (2)
Hours of Operation: 12 Hours a Day.
Office Space: 7,600 SF
Light Industrial Space (2 Garages) 16,000 SF
Total Hard Floor: 16,500 SF
Total Carpet: 7,000 SF
Bathroom Fixtures: 30 EA
Windows: Front Entrance Only

Grounds:

Outside Area: Approximately 10,000 SF

Building Name and Location:

United States Capitol Police Offsite Delivery Facility.

Location: 1430 South Capitol Street, S.E. (P Street Warehouse) Washington, D.C.

Building Statistics:

Number of Floors: One (1).
Hours of Operation: 5:00 am to 2:00 p.m.
Office Space: 600 SF
Light Industrial Space: (Three (3) loading docks, bays and storage area)

Total Hard Floor: 10,000 SF

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Total Carpet Area: 1,700 SF
Fixtures (Bathroom): 18 EA
Windows: 10 or less

Grounds:

Approximately 5,000 SF

Building Name and Location:

AOC Perimeter Securities Office Trailer.

Location: "D" Street NE between Louisiana Ave and Delaware Ave Washington, D.C.

Building Statistics:

Number of Floors: One (1)
Hours of Operation: 7:00 am to 5:00 p.m.
Office Space: 1,440 SF
Offices: Two (2)
Conference Rooms: One (1)
Fixtures (Bathrooms): One (1)
Cubicles: Ten (10)

Building Name and Location:

United States Capitol Police K-9 Training Facility.

Location: 4700 Shepherd Pkwy., (DC Village) Blue Plains, Washington, D.C.

Building Statistics:

Number of Permanent Buildings: Two (2).
Office Facility: One (1)
Dog Kennel: One (1)
Number of floors: One (1)
Storage Trailer: One (1)
Hours of Operation: Ten (10) Hours a Day.
Office Space: 3,400 SF
Total Hard Floor: 3,400 SF
Fixtures (Bathroom): 13 EA
Windows: 64 EA

Grounds:

10,000 SF

Building Name and Location:

**SECTION C: STATEMENT OF WORK
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United States Capitol Police Kiosks Units.
Location: See attachment for Kiosks locations.

Building Statistics:

Number of Kiosks Units: Thirty (30) Units.
Official working hours of Kiosks Occupants: 24 HRS/Day.

Grounds:

No grounds.

Building Name and Location:

United States Capitol Police Crib Facility
Location: 190 D Street S.W. Washington, D.C.

Building Statistics:

Number of Buildings: One (1)
Number of Floors: One (1)
Hours of Operation: Ten (10) Hrs/Day
Office Space: 4,000 SF
Total Carpet: 4,000 SF
Fixtures (Bathroom) 10 EA

Grounds:

Grounds: 10,000 SF

Building Name and Location:

United States Capitol Police 3rd Street Trailer.
Location: 3rd and Constitution Ave, S.W. Washington, D.C.

Building Statistics:

Screening Trailer
Number of Floors: One (1)
Hours of Operation: Twenty-Four (24) Hours a Day
Total Floor Area: 480 SF
Fixtures: None
Windows: Two (2)

Grounds:

Grounds 1,000 SF

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Building Name and Location:

AOC Office Trailer (Perimeter Securities)

Location: Located on "D" Street NE between Louisiana Ave and Delaware.

Hours of Operation: Normal working hours.

Building Statistics:

Office Space: 1,440 SF

Fixtures: One Bathroom

Grounds: None

Building Name and Location:

AOC Construction Management Branch Facility

Location: Located at 4701 Shepherd Parkway, (DC Village) Blue Plains, Washington, D.C.

Hours of Operation: Normal working hours.

Building Statistics:

Shop Space: 12,500 SF

Bathrooms (see equipment inventory list for more details)

Grounds:

10,000 SF

Fairchild Office Facility:

AOC/USCP Office Facility

Location: Located at 499 South Capitol Street, SW Washington, D.C.

Hours of Operation: Normal working hours.

Building Statistics:

Floors being used: 1/2/3/7/8

Gross Square Feet of Space: 115,000

Grounds: None

Note:

Only Miscellaneous Utility Work Orders will be performed in this facility.

Operations and Maintenance of this facility will not apply.

USCP KIOSKS LOCATIONS

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HOUSE SIDE - KIOSKS UNITS:

Washington & Independence SW
Size – 72 Square Feet
Carpet – Yes

Size – 72 Square Feet
Carpet - Yes

1st & Independence SW
Size – 72 Square Feet
Carpet – Yes

Washington & C Street SW
Size – Square Feet
Carpet - Yes

Washington & Independence SW (sidewalk)
Size – 72 Square Feet
Carpet – No

Power Plant
Side – 40 Square Feet
Carpet - No

South Capitol & D Street SW
Size – 72 Square Feet
Carpet – No

Ford House Office Bldg (garage area)
Size – 72 Square Feet
Carpet - Yes

2nd & Virginia Avenue
Size – 25 Square Feet
Carpet – No

Longworth Bldg (loading dock)
Size – 25 Square Feet
Carpet - No

1st & Const. NW

Cannon Garage

NOTE:

Location: The locations of the temporary Kiosks may vary from time to time. The COTR will notify the Project Manager of any new locations.

Additional Kiosks: The Government will make a modification to the existing contract if additional Kiosks Units are added or removed from this Contract.

SECTION 10.0 CONTRACTORS PERSONNEL

10.1. The Contactor shall provide trained and qualified personnel at all levels of required job performance. The Supervisor(s) and all assigned employees shall be able to perform the work in accordance with the Contract Documents.

10.1.2. Within the premises whether on or off duty, the Contractor's employees shall conduct themselves in an orderly and safe manner. Smoking is not permitted. Fighting or engaging in horseplay, being under the influence of alcohol or drugs, or bringing alcohol or drugs into

SECTION C: STATEMENT OF WORK
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the USCP facilities, gambling, soliciting, stealing, taking pictures or bringing cameras or other photographic devices anywhere on the properties, and any immoral or otherwise undesirable conduct shall not be permitted and shall result in immediate and permanent removal of any employee engaging in such conduct from work under this contract.

10.1.3. The building shall be fully staffed beginning the first day of work under the contract. The Contractor's employees shall be made familiar with the building fire alarm system and trained by AOC personnel on the procedures to follow in the event of fire or emergency.

10.1.4. No food or beverage is to be consumed by Contractor employees anywhere except for spaces designated by the COTR, or the buildings cafeterias during their hours of operation. The Contractor employees are not allowed to break in any other area, other than spaces designated by the COTR.

All Contract employees must be able to speak and understand English.

10.1.5. The Contractor will be allowed to use the loading dock for receipt and shipment of supplies, equipment and materials. The Contractor is required to coordinate the receipt and/or avoid interference with other operations. The Contractor may be subject to security checks by the U.S. Capitol Police on all incoming and outgoing deliveries. Vehicle access to the loading dock areas during night-time hours shall be coordinated with the U.S. Capitol Police.

SECTION E
INSPECTION AND ACCEPTANCE

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SECTION E

INSPECTION AND ACCEPTANCE

E.1 INSPECTION AND ACCEPTANCE

E.1.1 The Contracting Officer, or the Contracting Officer's duly authorized representative, will inspect and accept the supplies and/or services to be provided under this contract.

E.1.2 Inspection and acceptance will be performed at the United States Capitol Police (USCP) Facility Location(s) within the Washington D.C. Area.

E.2 CLAUSES INCORPORATED BY REFERENCE

<u>CLAUSE TITLE</u>	<u>DATE</u>	<u>FAR REFERENCE</u>
INSPECTION OF SERVICES--FIXED-PRICE	AUG 1996	52.246-4

END OF SECTION E

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DELIVERIES OR PERFORMANCE**

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FAR 52.242-15

STOP-WORK ORDER

AOC52.211-4

TERM OF CONTRACT

**SECTION F
DELIVERIES OR PERFORMANCE**

FAR 52.242-15 STOP-WORK ORDER (AUG 1989)

(a) The Contracting Officer may, at any time, by written order to the Contractor, require the Contractor to stop all, or any part, of the work called for by this contract for a period of 90 days after the order is delivered to the Contractor, and for any further period to which the parties may agree. The order shall be specifically identified as a stop-work order issued under this clause. Upon receipt of the order, the Contractor shall immediately comply with its terms and take all reasonable steps to minimize the incurrence of costs allocable to the work covered by the order during the period of work stoppage. Within a period of 90 days after a stop-work is delivered to the Contractor, or within any extension of that period to which the parties shall have agreed, the Contracting Officer shall either --

(1) Cancel the stop-work order; or

(2) Terminate the work covered by the order as provided in the Default, or the Termination for Convenience of the Government, clause of this contract.

(b) If a stop-work order issued under this clause is canceled or the period of the order or any extension thereof expires, the Contractor shall resume work. The Contracting Officer shall make an equitable adjustment in the delivery schedule or contract price, or both, and the contract shall be modified, in writing, accordingly, if --

(1) The stop-work order results in an increase in the time required for, or in the Contractor's cost properly allocable to, the performance of any part of this contract; and

(2) The Contractor asserts its right to the adjustment within 30 days after the end of the period of work stoppage; provided, that, if the Contracting Officer decides the facts justify the action, the Contracting Officer may receive and act upon the claim submitted at any time before final payment under this contract.

(c) If a stop-work order is not canceled and the work covered by the order is terminated for the convenience of the Government, the Contracting Officer shall allow reasonable costs resulting from the stop-work order in arriving at the termination settlement.

(d) If a stop-work order is not canceled and the work covered by the order is terminated for default, the Contracting Officer shall allow, by equitable adjustment or otherwise, reasonable costs resulting from the stop-work order.

(End of clause)

SECTION F
DELIVERIES OR PERFORMANCE

AOC52.211-4 TERM OF CONTRACT (JUN 2004)

The term of contract shall be for a base period commencing “October 1, 2006 through 30 September 2007” with four (4) twelve month option periods.

(End of clause)

END OF SECTION F

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SECTION G
CONTRACT ADMINISTRATION DATA

AOC52.201-1 CONTRACTING OFFICER’S AUTHORITY (JUN 2004)

The Contracting Officer is the only person authorized to make or approve any changes in any of the requirements of this contract, notwithstanding any provision contained elsewhere in this contract. In the event that the Contractor makes any change at the direction of any person other than the Contracting Officer, the change will be considered to have been made without authority and no adjustment will be made in the contract price to cover any increase in costs incurred as a result thereof.

(End of clause)

**AOC52.201-2 CONTRACTING OFFICER’S TECHNICAL REPRESENTATIVE (COTR)
(MAR 2005)**

The Government shall provide the name, address and telephone number of the COTR at the time of contract award and the duties thereby delegated to that person. Any subsequent change to the individual or the individual’s responsibilities will be confirmed in writing by the Contracting Officer. In no instance will the COTR be delegated authority to order any change in the contractor’s performance which would affect (a) cost or schedule for contracts for services or supplies, or (b) scope, the completion date for intermediate phases or milestones, or overall completion date for contracts for construction.

(End of clause)

AOC52.211-1 KEY PERSONNEL (MAR 2005)

(a) The Contractor shall assign to this contract the following key personnel: (the name(s) of the key personnel shall be completed at time of award)

Name	Title	Telephone No.
<hr/>		
<hr/>		

(b) During the first ninety (90) days of performance, the Contractor shall make no substitutions of key personnel unless the substitution is necessitated by illness, death, or termination of employment. The Contractor shall notify the Contracting Officer within 15 calendar days after the occurrence of any of these events and provide the information required by Paragraph (c) below. After the initial 90-day period, the Contractor shall submit the information required by Paragraph (c) to the Contracting Officer at least 15 calendar days prior to making any permanent substitutions.

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(c) The Contractor shall provide a detailed explanation of the circumstances necessitating the proposed substitutions, complete resumes for the proposed substitutions, and any additional information requested by the Contracting Officer. Proposed substitutes should have comparable qualifications to those of the person being replaced. The Contracting Officer will notify the Contractor within 15 calendar days after receipt of all required information of the decision on substitutions. The contract will be modified to reflect any approved changes of key personnel.

(d) The approval of substitute personnel will not be considered to be grounds for an increase in the contract price.

(e) The special security requirements in AOC52.223-5, Special Security Requirements - Services, or AOC52.223-6, Special Security Requirements - U.S. Supreme Court, shall apply to all approved Contractor personnel substitutions.

(End of clause)

AOC52.211-2 APPROVAL OF SUBSTITUTE CONTRACTOR PERSONNEL (JUN 2004)

(a) During the first ninety days of performance, the Contractor shall make no substitutions of personnel unless the substitution is necessitated by illness, death, or termination of employment. The Contractor shall notify the Contracting Officer within 15 calendar days after the occurrence of any of these events and provide the information required by paragraph (b) below. After the initial 90-day period, the Contractor shall submit the information required by paragraph (b) to the Contracting Officer at least 15 calendar days prior to making any permanent substitutions.

(b) The Contractor shall provide a detailed explanation of the circumstances necessitating the proposed substitutions, complete resumes for the proposed substitutes, and any additional information requested by the Contracting Officer. Proposed substitutes should have comparable qualifications to those of the person being replaced.

(c) This paragraph applies only to a labor hour or time-and-materials contract. The Unit Price (hourly labor rate) for the approved substituted personnel shall remain the same as the rates of the relevant labor category, in the applicable Base Year or any of the subsequent Option Years (see the "SCHEDULE OF ITEMS" in Section B).

(d) The special security requirements in AOC52.223-5, Special Security Requirements - Services, or AOC52.223-6, Special Security Requirements - U.S. Supreme Court, shall apply to all approved Contractor personnel substitutions.

(End of clause)

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AOC52.223-5 SPECIAL SECURITY REQUIREMENTS - SERVICES (MAR 2006)

- (a) All vehicles, and contents, used by the Contractor or his subcontractors, which enter or leave United States Government property during performance of the work, will be subject to clearance, inspection and identification procedures conducted by the United States Capitol Police. See the attachment entitled "U.S. CAPITOL POLICE NOTICE" for instructions prior to delivery.
- (b) All persons entering the Legislative Branch Buildings shall gain access to the building by passing through x-ray screening devices. In addition, all handbags and all hand-carried items shall be screened by x-ray devices prior to their entry into the building.
- (c) **All personnel** provided by the Contractor and employed on the site of the work will be subject to a security background investigation. Each employee will be required to fill out an I.D. Request Form and U.S. Capitol Police Request for check of Criminal History Records and each employee will be photographed and fingerprinted. The Contractor shall provide any assistance required by any of its employees in completing the forms.
- (d) **Prior to commencement of work**, the contractor and all designated on-site employees will be required to be fingerprinted in Washington D.C. The location for the Electronic Fingerprinting Service is the U.S. Capitol Hill Police, Fairchild Building, 499 South Capitol Street, S.W., Washington, DC..
- (e) **Within seven (7) calendar days after the date of contract award**, the Contractor shall submit to the Contracting Officer's Technical Representative (COTR) a list of all employees proposed to be employed on this contract. This list shall include the employee's full name, date of birth and social security number.
- (f) While security background investigations are in process, the Contractor's employees must not be granted access to the Capitol Hill complex to perform work or provide services for the AOC unless they are escorted by an AOC staff member. "Escorted" is defined to mean that the AOC staff member will remain with the employee(s) at all times during the performance of the work. Any of the Contractor's employees who are perceived by the Contracting Officer as a security risk as a result of evidence discovered in the background security investigation, will not be issued an Identification Card, will be denied access to the site of the work, and the Contractor will be directed to remove such employee from performance of any of the contract work, whether it be on or off the work site. Any contractor employee denied access to the site of work on a contract or task/delivery order as a result of a security investigation may not apply for access to any other AOC U.S. Supreme Court contract or task/delivery order work site.

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(g) An identification card, with photograph, will be prepared for each employee of the Contractor requiring access to the site. The identification card shall be dated to indicate the period of time for which it is to remain valid - from the date the employee reports for duty until the applicable date which occurs first: the expiration of the contract, or the last date of the employee's tour of duty with the Contractor. All contractor personnel must wear the ID badge whenever on the Capitol complex premises or when attending off-site functions on behalf of the AOC. ID badges must be worn in such a manner that contractor personnel can be easily identified as such.

(h) All persons entering the Legislative Branch Buildings shall gain access to the building by passing through a magnetometer. In addition, all handbags and all hand-carried items shall be screened by x-ray devices prior to their entry into the building.

(i) The Contractor is fully responsible to return:

(1) The ID badge of any individual employee, including subcontractor personnel, who is removed for any reason including but not limited to illness, or dismissal;

(2) The ID badges of all contractor employees, including subcontractor personnel, whose performance under the contract is completed in advance of final contract job completion; and

(3) All outstanding ID badges issued for the contractor and its employees, including subcontractor personnel, within 24 hours of on site contract job completion.

(j) ID badges are to be hand delivered by the contractor within 24 hours of any of the events listed under (f) above to the Contracting Officer's Representative.

(End of clause)

AOC52.223-7 SPECIAL SECURITY CLEARANCE AND INSPECTION PROCEDURES (JUN 2004)

(a) All vehicles and contents used by the Contractor or his subcontractors which enter or leave United States Government property during performance of the work will be subject to clearance, inspection, and identification procedures conducted by the United States Capitol Police. See the attachment entitled "U.S. CAPITOL POLICE NOTICE" in Section J for instructions prior to delivery.

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(b) All persons entering the Legislative Branch Buildings shall gain access to the building by passing through x-ray screening devices. In addition, all handbags and all **hand-carried items** shall be screened by x-ray devices prior to entry into the building.

(End of clause)

AOC52.223-8 DELIVERY VEHICLE INSPECTION REQUIREMENTS (SEP 2004)

(a) All vehicles and contents used by the Contractor or his subcontractors which enter or leave United States Government property during performance of work under this contract will be subject to clearance, inspection, and identification procedures conducted by the United States Capitol Police.

(b) *Mobile Vehicle and Cargo Inspection System (Mobile VACIS).* All delivery vehicles carrying fuel, garbage, or similar cargo that cannot be offloaded for inspection and security screening shall utilize the Mobile VACIS located at Third and Pennsylvania Avenue, NW, Washington, DC, for inspection prior to making deliveries to any building within the Capitol Complex, including, but not limited to, the U.S. Capitol Building; the U.S. Botanic Garden; the Hart, Dirksen, and Russell Senate Office Buildings; the Rayburn, Longworth, Cannon, and Ford House Office Buildings; the Thomas Jefferson, John Adams, and James Madison Memorial Library of Congress buildings; the Capitol Power Plant; the Capitol Visitors Center; and the U.S. Supreme Court and Thurgood Marshall Federal Judiciary Buildings.

(1) For deliveries requiring Mobile VACIS inspection, within seven calendar days or prior to the first delivery, the contractor shall provide the following information to the U.S. Capitol Police:

- (i) List of drivers;
- (ii) Date of birth for each driver;
- (iii) Social Security Number of each driver;
- (iv) Vehicle make;
- (v) Vehicle model;
- (vi) License tag number and state where vehicle is licensed;
- (vii) Color of vehicle; and

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(viii) Contractor name, if shown on the vehicle.

(2) Information for deliveries made through the Mobile VACIS unit must be faxed to (202) 228-4313. For verification of receipt, the contractor may call (202) 224-9728.

(3) Updates to the above information for Mobile VACIS deliveries must be sent to the U.S. Capitol Police throughout the period of performance of the contract.

(c) 4700 Shepherd Parkway SW inspection facility. All other vehicles making deliveries to the above listed locations except for the Thomas Jefferson, John Adams, and James Madison Memorial Library of Congress buildings and the U.S. Supreme Court shall utilize the off-site inspection and screening facilities at 4700 Shepherd Parkway SW, Washington, DC in compliance with instructions as provided elsewhere in this contract. Directions to the facility are as follows:

- ☐ Traveling south on Interstate 295, take exit #1 (marked - US Naval Research Lab). At the 3rd traffic light, turn left on to Shepherd Parkway. Make an immediate right after passing under I-295. Approximately 2/10 of mile south, take the 2nd left into 4700 Shepherd Parkway.
- ☐ Traveling north on Interstate 295, take exit #1 (marked - US Naval Research Lab). Take the 1st left off of the exit ramp just before passing under I-295. Approximately 2/10 of a mile south, take the 2nd left into 4700 Shepherd Parkway. The entrance will be just past the DC Fire Academy on the left.

(End of clause)

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AOC52.202-1 DEFINITIONS (JUN 2004)

- (a) The term "head of the agency" as used herein means the Committee, Commission, or other authority of the Legislative Branch of the Government having final jurisdiction or supervision over the work involved. The term "other authority" as used in this paragraph includes the Contracting Officer in cases in which he has final jurisdiction or supervision over the work involved.**
- (b) The term "Architect" as used herein means the Architect of the Capitol.**
- (c) The term "Contracting Officer" as used herein means the Architect of the Capitol or his duly authorized representative.**
- (d) The term "his duly authorized representative" as used herein means any person or persons or board authorized to act for the head of the agency within the scope of their authority.**
- (e) Except as otherwise provided in this contract, the term "subcontracts" includes purchase orders placed for performance under this contract.**

(End of clause)

AOC52.203-1 ADVERTISING/PROMOTIONAL MATERIALS (DEC 2005)

- (a) It is the policy of the Congress to discourage contractors providing services and supplies to the Legislative Branch entities, including the Architect of the Capitol, from advertising practices that feature the Capitol and Capitol Complex in a manner in which conveys, or is reasonably calculated to convey, a false impression of sponsorship, approval or endorsement of any product or service by the Congress, the Government of the United States, or any Department, Agency or instrumentality thereof.**
- (b) Contractors performing construction services for Legislative Branch entities, including the Architect of the Capitol, are discouraged from capitalizing on their contractual relationships with such entities and shall not engage in advertising practices which convey, or are reasonably calculated to convey, a false impression of sponsorship, approval or endorsement of any product or service by the Congress, the Government of the United States, of any Department, Agency or instrumentality thereof. This includes utilizing, in conjunction with the fact of their contractual relationship, images of the Capitol, any other buildings in the Capitol Complex, or any part of the United States Capitol Grounds in their advertising or promotional materials; and/or publishing or**

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disseminating the aforementioned advertising or promotional materials.

(c) The Contractor, by signing this contract, agrees to comply with the foregoing and to submit any proposed advertising or promotional copy connected in any manner with this contract and/or the Capitol, other Capitol Complex Buildings, or the United States Capitol Grounds to the Contracting Officer for approval prior to publication.

(d) If this solicitation is for supplies or services, including construction, to be provided to or performed for the United States Supreme Court, the Contractor, by signing this contract, agrees that he or she will not advertise the award of the contract in his/her commercial advertising in such a manner as to state or imply that the Supreme Court of the United States endorses a product, project, or commercial line of endeavor.

(End of clause)

AOC52.203-2 DISCLOSURE OF INFORMATION TO THE GENERAL PUBLIC (JUN 2004)

(a) Promptly after receiving any request from the general public for information on or data derived from this contract, the contractor shall notify the Architect of the Capitol, Procurement Division. The contractor shall cooperate with the Procurement Division in compiling or collecting information or data if the Architect of the Capitol determines the information or data to be releasable.

(b) “General public”, for purposes of this clause, are those groups or individuals who are not authorized by law or regulation to have access.

(c) This clause is not intended to prevent the contractor from providing contract information or data which the contractor is required to provide in order to conduct its business, such as insurance, banking, subcontracting.

(d) The contractor is permitted to request that proprietary information or data not be released if such release would harm or impair the contractor in conducting its normal business. Such request must be documented with clear and specific grounds for that claim.

(End of clause)

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AOC52.203-3 OFFICIALS NOT TO BENEFIT (NOV 2004)

No Member of or Delegate to Congress or Resident Commissioner shall be admitted to any share or part of this contract or to any benefit that may arise therefrom.

(End of clause)

AOC52.203-4 DISSEMINATION OF CONTRACT INFORMATION (NOV 2004)

Unless otherwise provided in this contract, the Contractor shall not publish, permit to be published, or distribute for public consumption, any information, oral or written, concerning the results of, conclusions made pursuant to, or performance under this contract without prior written consent of the Contracting Officer, until such time as the Government may have released such information to the public.

(End of clause)

AOC52.203-5 CONFIDENTIALITY REQUIREMENT (NOV 2004)

The Contractor agrees that any information supplied by the Architect to the Contractor shall be considered confidential and/or proprietary, and agrees to hold such information in confidence. The Contractor further agrees not to disclose such information to a third party without the prior written consent of the Architect.

(End of clause)

**AOC52.204-1 PRINTED OR COPIED DOUBLE-SIDED ON RECYCLED PAPER
(JUN 2004)**

The Contractor is encouraged to submit paper documents, such as offers, letters, or reports, that are printed or copied doubled-sided on recycled paper and meet minimum content standards when not using electronic commerce methods to submit information or data to the Government.

(End of clause)

AOC52.215-10 EXAMINATION OF RECORDS (JUN 2004)

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(a) The Contractor agrees that the Architect of the Capitol or any duly authorized representatives shall, until the expiration of 3 years after final payment under this contract, have access to and the right to examine any books, accounting procedures and practices documents, papers, records and other data regardless of whether such items are in written form, in the form of computer data or in any other form and other supporting evidence, involving transactions related to this contract or compliance with any clause or certification thereunder.

(b) The Contractor further agrees to include in all its subcontracts hereunder a provision to the effect that subcontractor agrees that the Architect of the Capitol or any authorized representatives shall, until the expiration of 3 years after final payment under the subcontract, have access to and the right to examine books, documents, papers, records other data regardless of whether such items are in written form, in the form of computer data or in any other form, and other supporting evidence, involving transactions related to the subcontract or compliance with any clause or certification thereunder.

(c) The term “subcontract” as used in this clause excludes purchase orders not exceeding \$10,000.

(End of clause)

AOC52.216-6 UNDEFINITIZED CONTRACT ACTIONS (MAR 2005)

(a) In the event of an urgent situation, the services or supplies may be required on an emergency basis under an undefinitized contract action (emergency task/delivery order, contract modification, or letter contract). The undefinitized contract action may be either verbal, typed, or hand written, with the form of the undefinitized contract action dictated by the access the issuing Contracting Officer has to the AOC network or a computer. If issued verbally, the Contracting Officer shall provide a written confirming document to the location identified by the contractor within 5 calendar days after issuance of the verbal undefinitized contract action. If an undefinitized contract action is issued under an existing contract, the terms and conditions of the contract shall be in effect and automatically incorporated by reference under any undefinitized contract action issued.

(b) The scope of work as originally issued on the contract action will, of necessity, be somewhat broad and general in nature. It is to also be considered as a Notice to Proceed immediately with the work under the undefinitized contract action. An estimated amount for the work to be performed shall be obligated to ensure that reasonable funds are available for payment to the contractor, and an estimated completion date shall be identified on the undefinitized contract action. If the contractor believes the amount of

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funds obligated or time for completion as stated in the undefinitized contract action are unreasonable, within 30 calendar days after issuance of the written undefinitized contract action the contractor is responsible for notifying the Contracting Officer of this and providing a suggested amount of funds for obligation or time for completion. In no instance shall the contractor's suggested amount of funds for obligation or time for completion be considered as binding to the contractor or the Government in future negotiations. The Government can elect to use the contractor's suggested amount of funds or time for completion as an indication that some additional funds or time for completion may be required and obligated or adjusted, respectively, in order to ensure that reasonably adequate funds are available to pay the contractor for services performed or that the completion time is reasonable .

(c) Within a reasonable amount of time after the issuance of the undefinitized contract action but not later than an estimated 25% of the way through the completion of the work under the undefinitized contract action, an authorized representative of the contractor must meet, either in person or telephonically, with the Contracting Officer to further define the scope of work, negotiate the price, identify a final completion date, and address other activities necessary to definitize the undefinitized contract action. This estimated 25% shall use the best information reasonably available and be based upon (1) an estimate of the amount of work completed relative to the original general scope of work or (2) the amount of payments made relative to the original amount obligated.

(d) Payments can be made from the original amount obligated, but the undefinitized contract action must be definitized before payments exceed 40% of funds originally obligated.

(e) If communications are disrupted to the degree that it is necessary to communicate with the Contracting Officer at their residence or through other devices that do not utilize AOC-owned equipment, i.e., the Contracting Officer's residential telephone line, home address, etc., the contractor shall treat the Contracting Officer's personal information as confidential and shall not divulge the information to any individual or organization, including but not limited to other AOC personnel, without the Contracting Officer's express written permission. If it becomes necessary for the Contracting Officer to communicate with the contractor through means other than the contractor's normal place of business, i.e., the contractor's residential telephone line or home address, the Contracting Officer shall not divulge the information to any individual or organization, including but not limited to other AOC or contractor personnel, without the contractor's express written permission.

(f) For the purposes of this clause, e-mail is considered express written permission.

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(End of clause)

AOC52.219-1 UTILIZATION OF SMALL BUSINESS CONCERNS (AUG 2004)

(a) It is the policy of the Government as declared by the Congress that a fair proportion of the purchases and contracts for supplies and services for the Government be placed with all types of small business concerns as determined by the size standards in 13 CFR 121.

(b) The Contractor agrees to accomplish the maximum amount of subcontracting to all types of small business concerns that the Contractor finds to be consistent with the efficient performance of this contract.

(End of clause)

**FAR 52.222-42 STATEMENT OF EQUIVALENT RATES FOR FEDERAL HIRES
(MAY 1989)**

In compliance with the Service Contract Act of 1965, as amended, and the regulations of the Secretary of Labor (29 CFR Part 4), this clause identifies the classes of service employees expected to be employed under the contract and states the wages and fringe benefits payable to each if they were employed by the contracting agency subject to the provisions of 5 U.S.C. 5341 or 5332.

*This Statement is for Information Only;
This is not a Wage Determination*

<u>Employee Class</u>		<u>Monetary Wage - Fringe Benefits</u>
Truck Driver, medium truck (WG-7)		\$17.81/hr.
1.	FERS Benefit	\$2.85
2.	Medicare	.27
3.	Social Security	1.10
4.	Thrift Savings Plan	.89
5.	Life	.09
6.	Health	<u>1.60</u>
TOTAL		\$24.61

(End of clause)

AOC52.222-3 CONVICT LABOR (JUN 2004)

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In connection with the performance of work under this contract the Contractor agrees not to employ any person undergoing sentence of imprisonment except as provided by Public Law 89-176, approved September 10, 1965, 18 U.S.C. 4082(c)(2).

(End of clause)

AOC52.222-4 OVERTIME WORK (AUG 2004)

No extra reimbursement will be allowed for work performed outside regular working hours or on Saturdays, Sundays, or holidays and, for work performed in the District of Columbia, Presidential Inauguration Day, unless such work is authorized by the Contracting Officer; and provided such work is not otherwise required to be performed under the terms of the contract. If said authorization is verbal, with written verification thereof by signature of the Contracting Officer on the employee's weekly time record (see AOC52.232-2, Payments - Services or AOC52.232-3, Payments - Services Utilizing Time Records).

(End of clause)

AOC52.222-5 COLLECTIVE BARGAINING AGREEMENTS (JUN 2004)

The Contractor shall comply with the requirements of Paragraph 52.222-41(m), Service Contract Act of 1965, as amended, regarding collective bargaining agreements. The information required shall be FAXED to 202-225-3221 or hand carried to: Procurement Division, Room H2-263, Ford House Office Building, 2nd and "D" Streets, S.W., Washington, D.C. - 20515. The agreement can also be FEDEXed to the following address:

**Architect of the Capitol
Procurement Division
Ford House Office Building
Attn: Carolyn Horne
Room H2-263
Second and "D" Streets, S.W.
Washington, DC 20515**

(End of clause)

**AOC52.223-4 TRANSMISSION OR POSTING OF DRAWINGS
/SPECIFICATIONS (JUN 2004)**

Due to security issues, the contractor is strictly prohibited from placing or transmitting drawings and specifications on the internet or modem without express permission from the

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Architect of the Capitol.

(End of clause)

**AOC52.223-9 ACCIDENT PREVENTION AND SAFETY AND HEALTH PROGRAMS
(SEP 2004)**

- (a) The Contractor shall comply with the safety and health standards published in 41 C.F.R. Part 50-205, including any matters incorporated by reference therein.**
 - (b) The Contractor shall also comply with the regulations issued by the Secretary of Labor pursuant to the Williams-Steiger Occupational Safety and Health Act of 1970, as set forth in Title 29 of the Code of Federal Regulations.**
 - (c) The Contractor shall bring to the attention of the Architect any work encountered that may involve entry into a suspected confined space as defined by OSHA. A determination will be made by the Architect, and if the areas is deemed a permit required confined space, additional protective measures will be needed, per OSHA requirements.**
 - (d) In the event that conditions on the site pose an imminent danger or threat to the Contractor's workers, the public, Government employees, other persons, or to Capitol complex structures and property of historical significance, the Contracting Officer can verbally order the Contractor to stop work operations in the specified area until said conditions are corrected to the Contracting Officer's satisfaction. The Contracting Officer shall promptly issue a written order to stop the work to the Contractor formalizing the specifics of the verbal stop work order.**
 - (e) The Contractor shall not be entitled to any equitable adjustment of the contract price or extension of the performance schedule on any stop work order issued under this clause.**
- (End of clause)**

**AOC 52.228-2 INSURANCE - WORK ON A GOVERNMENT INSTALLATION
(SEP 2004)**

- (a) The Contractor shall, at his own expense, provide and maintain during the entire performance of this contract at least the kinds and minimum amounts of insurance as required in this clause.**

AOC RFP NO. 060123

SECTION I CONTRACT CLAUSES

(b) Within twenty (20) calendar days after the date of contract award or before commencing work under this contract, whichever is earlier, the Contractor shall notify the Contracting Officer in writing that the required insurance has been obtained. A Certificate of Insurance evidencing the Contractor's compliance with the requirements of this clause, identifying all policies of insurance and sureties proposed for the provision of liability coverage pertinent to the work of the instant contract, including the endorsement required in this paragraph, and manually countersigned by an authorized representative of the insurance company shall be submitted in accordance with the time frame stated in this paragraph. All policies for liability protection, bodily injury, or property damage shall include the United States of America, acting by and through the Architect of the Capitol, as an additional insured with respect to operations under this contract. Each policy of insurance shall contain the following endorsement, which may be attached as a rider:

"It is understood and agreed that the Contractor's Insurance Company or surety shall notify the Architect of the Capitol, in writing, thirty (30) calendar days in advance of the effective date of any reduction in or cancellation of this policy."

(c) Insurance and required minimum liability limits are:

(1) Appropriate bodily injury and property damage liability insurance, with limits of not less than \$500,000 for each occurrence and \$2,000,000 for annual aggregate, including requirements for protection of hoisting and scaffolding operations, when applicable, and servicing areas adjacent to the building;

(2) Automobile bodily injury liability insurance with limits of not less than \$200,000 for each person and \$500,000 for each accident, and property liability insurance, with a limit of not less than \$20,000 for each accident. A combined single limit for these coverages is acceptable; and/or

(3) Workmen's compensation insurance as required by the laws of (1) the District of Columbia for work performed on a Government site located in the District of Columbia; (2) the State of Maryland for work performed on a Government site located in Maryland; or (3) the Commonwealth of Virginia for work performed on a Government site located in Virginia.

(d) The Contractor shall insert the substance of this clause, including this paragraph, in subcontracts under this contract that require work on a Government installation, and shall require subcontractors to provide and maintain the insurance required in this clause. The Contractor shall maintain a copy of all subcontractors' proofs of required insurance, and shall make copies available to the Contracting Officer upon request.

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(End of clause)

**AOC52.228-4 INDEMNIFICATION AND HOLD HARMLESS AGREEMENT
(JUN 2004)**

The Contractor agrees to indemnify and hold the Government harmless against any and all claims for damages to persons or property from any cause or causes whatsoever arising out of the performance of services covered by the contract; including, but not limited to, errors, omissions or negligent acts of the Contractor, but excluding active negligence of the Government, and against any and all costs, expenses, attorney's fees, and liability incurred by the Government in defending against such claims, whether the same proceed to judgement or not. In the prosecution of any successful claim or suit by the Government for the enforcement of this contract, the Contractor shall reimburse the Government for any reasonable attorney's fees and costs of claim or suit incurred by the Government.

(End of clause)

**FAR 52.232-19 AVAILABILITY OF FUNDS FOR THE NEXT FISCAL YEAR
(APR 1984)**

Funds are presently not available for performance under this contract beyond the base period of contract performance. The Government's obligation for performance of this contract beyond that date is contingent upon the availability of appropriated funds from which payment for contract purposes can be made. No legal liability on the part of the Government for any payment may arise for performance under this contract beyond the base period, until funds are made available to the Contracting Officer for performance and until the Contractor receives notice of availability, to be confirmed in writing by the Contracting Officer.

(End of clause)

AOC52.232-2 PAYMENTS - SERVICES (JUN 2004)

(a) Invoices shall be issued at the end of each month in which services are performed by the Contractor. Until further notice, properly certified invoices shall be FAXED to the

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Accounting Office, Architect of the Capitol at 202-226-2580. Information concerning requirements for payment requisitions must be secured by telephoning the Accounting Officer at (202) 226-2552. Payment will be made on a monthly basis. To assist the AOC in making timely payments, the Contractor is requested to furnish the following additional information on the invoice:

- (1) Contract number;
- (2) Name, address and Taxpayer I.D. of Contractor;
- (3) Invoice Date;
- (4) Period the payment covers; and
- (5) Amount by line item including quantity and unit pricing (see "SCHEDULE OF ITEMS" in Section B).

(b) *Requirement when contractor employee(s) is provided on-site office space.* As verification of the above time records submitted by the Contractor, each of the Contractor's employees will be required to sign and submit to the COTR a weekly time record sheet, as provided by the Architect, showing the number of regular and overtime hours, if any, worked by that employee during that week. The time record sheet will be verified and countersigned, if correct, by the COR and a copy thereof will be provided to the Contractor for record purposes.

(c) Payments will be made directly to the contractor's financial institution through Direct Deposit/Electronic Funds Transfer (DD/EFT). The Contractor's attention is directed to the requirements of AOC52.232-6, Payment by Electronic Funds Transfer - Other Than Central Contractor Registration.

(End of clause)

AOC52.232-3 PAYMENTS - SERVICES REQUIRING TIME RECORDS (MAR 2006)

(a) Invoices shall be issued at the end of each month in which services are performed by the Contractor. Properly certified invoices shall be FAXED to the Accounting Office, Architect of the Capitol, at 202-226-2580. Information concerning requirements for payment requisitions must be secured by telephoning the Accounting Officer at (202) 226-2552. Payment will be made on a monthly basis. To assist the AOC in making timely payments, the Contractor is requested to furnish the following additional information on

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the invoice:

- (1) Contract number;
- (2) Name, address and Taxpayer I.D.of Contractor;
- (3) Invoice Date;
- (4) Unique Invoice Number for that Particular Invoice
- (5) Period the payment covers; and

- (6) Amount by line item including quantity and unit pricing (see "SCHEDULE OF ITEMS" in Section B).

(b) Each invoice shall itemize the total man-hours of services by labor category and unit price (see "SCHEDULE OF ITEMS" in Section B) for each TO completed during the payment period. The Contractor shall keep accurate time records for each of his personnel employed in the work, and certified copies of the Contractor's time record shall be submitted with each invoice for payment.

(c) *Requirement when contractor employee(s) is provided on-site office space.* As verification of the above time records submitted by the Contractor, each of the Contractor's employees will be required to sign and submit to the COTR a weekly time record sheet, as provided by the Architect, showing the number of regular and overtime hours, if any, worked by that employee during that week. The time record sheet will be verified and countersigned, if correct, by the COR and a copy thereof will be provided to the Contractor for record purposes.

(d) Payments will be made directly to the contractor's financial institution through Direct Deposit/Electronic Funds Transfer (DD/EFT). The Contractor's attention is directed to the requirements of AOC52.232-6, Payment by Electronic Funds Transfer - Other than Central Contractor Registration.

(End of clause)

**AOC52.232-6 PAYMENT BY ELECTRONIC FUNDS TRANSFER - OTHER
 THAN CENTRAL CONTRACTOR REGISTRATION (JUN 2004)**

(a) *Method of payment.* (1) All payments by the Government under this contract shall be made by electronic funds transfer (EFT) except as provided in paragraph (a)(2) of this clause. As used in this clause, the term "EFT" refers to the funds transfer.

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(2) In the event the Government is unable to release one or more payments by EFT, the contractor agrees to either--

(i) Accept payment by check or some other mutually agreeable method of payment; or

(ii) Request the Government to delay payment until such time as the Government makes payment by EFT (but see paragraph (d)).

(b) *Mandatory submission of Contractor's EFT information.* (1) The Contractor is required to provide the Government with the information required to make payment by EFT (see paragraph (i) of this clause). The contractor shall provide this information directly to the office designated in paragraph (k) to receive that information (hereafter: "designated office") by three working days after notification of contract award. If not otherwise specified in this contract, the payment office is the designated office for receipt of the contractor's EFT information. If more than one designated office is named for the contract, the contractor shall provide a separate notice to each office. In the event that the EFT information changes, the contractor shall be responsible for providing the updated information to the designated office(s).

(2) If the contractor provides EFT information applicable to multiple contracts, the contractor shall specifically state the applicability of this EFT information in terms acceptable to the designated office. However, EFT information supplied to a designated office shall be applicable only to contracts that identify that designated office as the office to receive EFT information for that contract.

(c) *Mechanisms for EFT payment.* The Government may make payment by EFT through the Automated Clearing House (ACH) network, subject to the rules of the National Automated Clearing House Association. The rules governing Federal payments through the ACH are contained in 31 CFR part 210.

(d) *Suspension of payment.* (1) Notwithstanding the provisions of any other clause of this contract, the Government is not required to make any payment under this contract until after receipt, by the designated payment office, of the correct EFT payment information from the Contractor. Until receipt of the correct EFT information, any invoice or contract financing request shall be deemed not to be a valid invoice.

(2) If the EFT information changes after submission of correct EFT information, the Government shall begin using the changed EFT information no later than the 30 days after its receipt by the designated office to the extent payment is made by EFT. However,

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the Contractor may request that no further payments be made until the changed EFT information is implemented by the payment office.

(e) *Liability for uncompleted or erroneous transfers.* (1) If an uncompleted or erroneous transfer occurs because the Government failed to use the Contractor-provided EFT information in the correct manner, the Government remains responsible for--

- (i) Making a correct payment; and
- (ii) Recovering any erroneously directed funds.

(2) If an uncompleted or erroneous transfer occurs because Contractor's EFT information was incorrect at the time of Government release or was revised within 30 days of Government release of the EFT payment transaction instruction to the Federal Reserve System, and --

(i) If the funds are no longer under the control of the payment office, the Government is deemed to have made payment and the Contractor is responsible for recovery of any erroneously directed funds; or

(ii) If the funds remain under the control of the payment office, the Government shall not make payment and the provisions of paragraph (d) shall apply.

(f) *EFT and assignment of claims.* If the contractor assigns the proceeds of this contract as provided for in the assignment of claims terms of this contract, the contractor shall require as a condition of any such assignment that the assignee shall provide the EFT information required by paragraph (i) of this clause to the designated office and shall be paid by EFT in accordance with the terms of this clause. In all respects, the requirements of this clause shall apply to the assignee as if it were the contractor. EFT information that shows the ultimate recipient of the transfer to be other than the contractor, in the absence of a proper assignment of claims acceptable to the Government, is incorrect EFT information within the meaning of Paragraph (d) of this clause.

(g) *Liability for change of EFT information by financial agent.* The Government is not liable for errors resulting from changes to EFT information provided by the contractor's financial agent.

(h) *Payment information.* The payment or disbursing office shall forward to the Contractor available payment information that is suitable for transmission as of the date of release of the EFT instruction to the Federal Reserve System. The Government may

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request the Contractor to designate a desired format and method(s) for delivery of payment information from a list of formats and methods the payment office is capable of executing. However, the Government does not guarantee that any particular format or method of delivery is available at any particular payment office and retains the latitude to use the format and delivery method most convenient to the Government. If the Government makes payment by check in accordance with paragraph (a) of this clause, the Government shall mail the payment information to the remittance address in the contract.

(i) ***EFT Information.*** The contractor shall provide the following information to the designated payment office. The contractor may supply this data for this or multiple contracts (see paragraph (b) of this clause). The Contractor shall designate a single financial agent per contract capable of receiving and processing the EFT information using the EFT methods described in paragraph (c) of this clause. The information required is as follows:

- (1) The contract number;
- (2) The contractor's name and remittance address as stated in the contract(s);
- (3) The signature (manual or electronic, as appropriate), title, and telephone number of the contractor's official authorized to provide this information;
- (4) The name, address, and 9-digit Routing Transit Number of the contractor's financial agent; and
- (5) The contractor's account number and the type of account (checking, saving or lockbox).

(j) The Contractor shall send all EFT information, and any changes to EFT information to the office designated in paragraph (k) of this clause. The Contractor shall not send EFT information to the payment office, or any other office than that designated in paragraph (k). The Government need not use any EFT information sent to any office other than that designated in paragraph (k).

- (k) Designated office:
Name:
Architect of the Capital
Accounting Division
Mailing Address:
2nd and D Streets SW

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**Ford House Office Building
Washington, DC 20515**

Telephone:

(202) 226-2552

Facsimile:

(202) 225-7321

(End of clause)

AOC52.232-7 DISCOUNTS (AUG 2004)

(a) Discounts for prompt payment will not be considered in the evaluation of offers. However, any offered discount will form a part of the award, and will be taken if payment is made within the discount period indicated in the offer by the offeror. As an alternative to offering a prompt payment discount in conjunction with the offer, offerors awarded contracts may include prompt payment discounts on individual invoices.

(b) In connection with any discount offered for prompt payment, time shall be computed from the date of the invoice. If the Contractor has not placed a date on the invoice, the due date shall be calculated from the date the designated billing office receives a proper invoice, provided the agency annotates such invoice with the date of receipt at the time of receipt. For the purpose of computing the discount earned, payment shall be considered to have been made on the date that appears on the payment check or, for an electronic funds transfer, the specified payment date. When the discount date falls on a Saturday, Sunday, or legal holiday and, for work performed in the District of Columbia, Presidential Inauguration Day, when Federal Government offices are closed and Government business is not expected to be conducted, payment may be made on the following business day.

(End of clause)

AOC52.232-9 PAYMENT OF INTEREST ON CONTRACTOR CLAIMS (JUN 2004)

(a) If an appeal is filed by the Contractor from a final decision of the Contracting Officer under the Disputes paragraph of this contract, denying a claim arising under the contract, simple interest on the amount of the claim finally determined owed by the Government shall be payable to the Contractor. Such interest shall be at the rate determined by the Secretary of the Treasury pursuant to Public Law 92-41, 85 Stat. 97, from the date the Contractor furnishes to the Contracting Officer his written appeal under

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the Disputes paragraph of this contract, to the date of (1) a final judgement by a court of competent jurisdiction, or (2) mailing to the Contractor of a change order, or a supplemental agreement for execution either confirming completed negotiations between the parties or carrying out a decision of a contract appeals board.

(b) Notwithstanding Paragraph (a) above, (1) interest shall be applied only from the date payment was due, if such date is later than the filing of appeal, and (2) interest shall not be paid for any period of time that the Contracting Officer determines the Contractor has unduly delayed in pursuing his remedies before a board of contract appeals or a court of competent jurisdiction.

(End of clause)

AOC52.232-12 ASSIGNMENT - SUPPLEMENT (MAR 2005)

Neither the contract nor any interest therein shall be assigned. However, moneys due or to become due under the contract may be assigned in accordance with the provisions of FAR clause 52.232-23 ASSIGNMENT OF CLAIMS.

(End of clause)

AOC52.233-1 DISPUTES (JUN 2004)

(a) Except as otherwise provided in this contract, any dispute concerning a question of fact arising under this contract which is not disposed of by agreement shall be decided by the Contracting Officer, who shall reduce his decision to writing and mail or otherwise furnish a copy thereof to the Contractor. The decision of the Contracting Officer shall be final and conclusive unless, within 30 days from the date of receipt of such copy, the Contractor mails or otherwise furnishes to the Contracting Officer a written appeal addressed to the head of the agency involved. The decision of the head of the agency or his duly authorized representative for the determination of such appeals shall be final and conclusive. This provision shall not be pleaded in any suit involving a question of fact arising under this contract as limiting judicial review of any such decision to cases where fraud by such official or his representative or board is alleged; provided, however, that any such decision shall be final and conclusive unless the same is fraudulent or capricious or arbitrary or so grossly erroneous as necessarily to imply bad faith or is not supported by substantial evidence. In connection with any appeal proceeding under this paragraph, the Contractor shall be afforded an opportunity to be heard and to offer evidence in support of his appeal. Pending final decision of a dispute hereunder, the Contractor shall proceed

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diligently with the performance of the contract and in accordance with the Contracting Officer's decision.

(b) This paragraph does not preclude consideration of questions of law in connection with decisions provided for in Paragraph (a) above. Nothing in this contract, however, shall be construed as making final the decision of any administrative official, representative, or board on a question of law.

(End of clause)

AOC52.233-2 CLAIMS FOR EQUITABLE ADJUSTMENTS - WAIVER AND RELEASE OF CLAIMS (JUN 2004)

(a) Whenever the Contractor submits a claim for equitable adjustment under any paragraph of this contract which provides for equitable adjustment of the contract, such claim shall include all types of adjustments in the total amounts to which the paragraph entitles the Contractor, including but not limited to adjustments arising out of delays or disruptions or both caused by such change. Except as the parties may otherwise expressly agree, the Contractor shall be deemed to have waived (1) any adjustments to which it otherwise might be entitled under the paragraph where such claims fail to request such adjustments, and (2) any increase in the amount of equitable adjustments additional to those requested in its claim.

(b) Further, the Contractor agrees that, if required by the Contracting Officer, he will execute a release, in form and substance satisfactory to the Contracting Officer, as part of the supplemental agreement setting forth the aforesaid equitable adjustment, and that such release shall discharge the Government, its officers, agents and employees, from any further claims, including but not limited to further claims arising out of delays or disruptions or both, caused by the aforesaid change.

(End of clause)

AOC52.233-4 DAMAGES FOR DELAY (NOV 2004)

(a) The Architect shall not be obligated or liable to the Contractor for, and the Contractor hereby expressly waives any claims against the Architect on account of, any damages, costs, or expenses, of any nature whatsoever, which the Contractor or his subcontractors at any tier may incur as a result of delays, interferences, disruptions, suspensions, changes in sequence or the like arising from or out of any act or omission of the Architect, it being understood and agreed that the Contractor's sole and exclusive

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remedy in such event shall be an extension of the contract time, but only in accordance with the provisions of the Contract Documents.

(b) To the extent that any other provision of this contract is inconsistent with the provisions of this article such other sections will be superseded hereby with respect to the issue of delay damages.

(End of clause)

AOC52.245-2 GOVERNMENT-FURNISHED PROPERTY (NOV 2004)

(a) For the purposes of this clause, Government-furnished “property” includes cell phones and telephones, personal digital assistants, computers (including laptops), electronic devices, services such as network access, tools, furnished space, storage, utilities, furnishings, equipment, and any other item or service provided by the AOC to the contractor.

(b) No AOC equipment or property can be provided under this contract unless specifically negotiated as part of the award price. If, after contract award, it becomes necessary or advisable to issue AOC property to the contractor, the contract price shall be reduced by a reasonable amount that reflects the price the contractor would pay if providing the property.

(c) The Contracting Officer’s Technical Representative (COTR) for this contract is responsible for coordinating the issuance and return of Government-furnished property.

(d) Any Government-furnished property provided to the contractor for use during performance of this contract shall be issued to the contractor’s representative and recorded on AOC Form 1423, AOC PROPERTY ISSUED TO CONTRACTORS. The contractor’s representative shall be responsible for the ensuring the proper care and use of the Government-furnished property, whether used by the contractor representative or another contractor employee. Government-furnished property provided by the AOC can be used only for the conduct of official business on behalf of the AOC. The contractor is specifically prohibited from using AOC-furnished property for personal use or to conduct operations that benefit other Government agency contracts or other contractor activities that do not directly support AOC contracts.

(e) All information technology property that requires interface or connection to the AOC network must be provided by the AOC. The use of non-AOC IT property that requires interface or connection to the AOC network is strictly prohibited.

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(f) All contractor employees who require access to the AOC network or who are issued a personal digital assistant must complete and sign the “Non-disclosure Agreement for Contract Employees Conditional Access to Sensitive but Unclassified Information for The Architect of The Capitol” before access will be granted. The COTR is responsible for providing the non-disclosure agreements to the AOC Office of Information Resources Management.

(g) All Government-furnished property shall be returned by the contractor to the COTR in the same condition as issued, with allowances for wear and tear that occurs with reasonable care and use. Failure to return Government-furnished property or the return of Government-furnished property that has not been properly maintained and used may result in a reduction to the contract price that reflects the market replacement value of the property or the market price to repair or restore the property to its condition when issued to the contractor.

(End of clause)

FAR 52.246-20 WARRANTY OF SERVICES (MAY 2001)

(a) *Definition.* "Acceptance", as used in this clause, means the act of an authorized representative of the Government by which the Government assumes for itself, or as an agent of another, ownership of existing and identified supplies, or approves specific services, as partial or complete performance of the contract.

(b) Notwithstanding inspection and acceptance by the Government or any provision concerning the conclusiveness thereof, the Contractor warrants that all services performed under this contract will, at the time of acceptance, be free from defects in workmanship and conform to the requirements of this contract. The Contracting Officer shall give written notice of any defect or nonconformance to the Contractor *“within 30 days from the date of acceptance by the Government,”*. This notice shall state either --

(1) That the Contractor shall correct or re-perform any defective or nonconforming services; or

(2) That the Government does not require correction or re-performance.

(c) If the Contractor is required to correct or re-perform, it shall be at no cost to the Government, and any services corrected or re-performed by the Contractor shall be subject to this clause to the same extent as work initially performed. If the Contractor fails or refuses to correct or re-perform, the Contracting Officer may, by contract or otherwise,

**SECTION I
CONTRACT CLAUSES**

correct or replace with similar services and charge to the Contractor the cost occasioned to the Government thereby, or make an equitable adjustment in the contract price.

(d) If the Government does not require correction or re-performance, the Contracting Officer shall make an equitable adjustment in the contract price.

(End of clause)

FAR 52.252-2 CLAUSES INCORPORATED BY REFERENCE (FEB 1998)

This contract incorporates one or more clauses by reference, with the same force and effect as if they were given in full text. Upon request, the Contracting Officer will make their full text available. Also, the full text of a clause may be accessed electronically at this/these addresses: www.gsa.gov or www.govcon.com

<u>CLAUSE TITLE</u>	<u>DATE</u>	<u>FAR NO.</u>
GRATUITIES	APR 1984	52.203-3
COVENANT AGAINST CONTINGENT FEES	APR 1984	52.203-5
RESTRICTIONS ON SUBCONTRACTOR SALES TO THE GOVERNMENT	JUL 1995	52.203-6
AUDITS AND RECORDS - NEGOTIATED	JUN 1999	52.215-2
EQUAL OPPORTUNITY	APR 2002	52.222-26
EQUAL OPPORTUNITY FOR SPECIAL DISABLED VETERANS, VETERANS OF THE VIETNAM ERA AND OTHER ELIGIBLE VETERANS	DEC 2001	52.222-35
AFFIRMATIVE ACTION FOR WORKERS WITH DISABILITIES	JUN 1998	52.222-36
EMPLOYMENT REPORTS ON SPECIAL DISABLED VETERANS, VETERANS OF THE VIETNAM ERA, AND OTHER ELIGIBLE VETERANS	DEC 2001	52.222-37

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SERVICE CONTRACT ACT OF 1965, AS AMENDED	MAY 1989	52.222-41
DRUG-FREE WORKPLACE	MAY 2001	52.223-6
FEDERAL, STATE AND LOCAL TAXES	APR 2003	52.229-3
EXTRAS	APR 1984	52.232-11
ASSIGNMENT OF CLAIMS	JAN 1986	52.232-23
PROTECTION OF GOVERNMENT BUILDINGS, EQUIPMENT, AND VEGETATION	APR 1984	52.237-2
BANKRUPTCY	JULY 1995	52.242-13
CHANGES--FIXED-PRICE	AUG 1987	52.243-1
ALTERNATE I	APR 1984	
PERMITS, AUTHORITIES, OR FRANCHISES	JAN 1997	52.247-2
TERMINATION FOR CONVENIENCE OF THE GOVERNMENT (FIXED-PRICE)	MAY 2004	52.249-2
DEFAULT (FIXED-PRICE SUPPLY AND SERVICE)	APR 1984	52.249-8

(End of clause)

**SECTION I
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****NOTE: The following contract clauses apply to the resultant contract (Construction Requirements for Design-Build and Infrastructure Repair) in excess of \$2000.00. The Contractor shall notify the Contracting Officer and request a current wage determination if/when a requirement exists under the requirements of the Davis Bacon Act.**

DAVIS BACON ACT	(JUL 2005)	FAR 52.222-6
WITHHOLDING OF FUNDS	(FEB 1988)	FAR 52.222-7
PAYROLLS AND BASIC RECORDS	(FEB 1988)	FAR 52.222-8
APPRENTICES AND TRAINEES	(JUL 2005)	FAR 52.222-9
COMPLIANCE WITH COPELAND ACT REQUIREMENTS	(FEB 1988)	FAR 52.222-10
SUBCONTRACTS (LABOR STANDARDS)	(JUL 2005)	FAR 52.222-11
CONTRACT TERMINATION-DEBARMENT	(FEB 1988)	FAR 52.222-12
COMPLIANCE W/DAVIS-BACON & RELATED ACT REGS	(FEB 1988)	FAR 52.222-13
DISPUTES CONCERNING LABOR STANDARDS	(FEB 1988)	FAR 52.222-14
CERTIFICATION OF ELIGIBILITY	(FEB 1988)	FAR 52.222-15
LABOR STANDARDS FOR CONSTRUCTION WORK- FACILITIES CONTRACTS	(FEB 1988)	FAR 52.222-17

END OF SECTION I

`SECTION J

LIST OF ATTACHMENTS

<u>ATTACH. NUMBER</u>	<u>NO. OF ATTACHMENT NAME</u>
J.1	WORK ORDER PRICE LIST
J.2	PAST PERFORMANCE QUESTIONNAIRE
J.3	WD NO. 94-2103 (R-35) DATED 5/23/2006 (9-PAGES)
J.4	DAVIS BACON WAGE DETERMINATION - GENERAL DECISION: DC030003, MOD NO. 38, DATED 05/26/2006 DC3 (11-PAGES)
J.5	EQUIPMENT LISTING
J.6	PAYMENT INFORMATION FORM, ACH VENDOR PAYMENT SYSTEM (TO BE FURNISHED WITH CONTRACT AWARD DOCUMENTS)
J.7	REQUEST FOR CHECK OF CRIMINAL HISTORY RECORDS (TO BE FURNISHED WITH CONTRACT AWARD DOCUMENTS)
J.8	WORK ORDER PRICE LIST
J.9	CERTIFICATE OF INSURANCE FORM (TO BE FURNISHED WITH CONTRACT AWARD DOCUMENTS)

END OF SECTION J

**SECTION J-
WORK ORDER PRICE LIST**

STRAIGHT TIME UNIT PRICING								OVERTIME UNIT PRICING				
Reimbursable Service Description	U/M	Time	ST Labor	ST Labor	ST Profit	ST Profit	Total ST	Overtime	OT Labor	OT Labor	OT Profit	OT Profit
		Unit Price	Burden %	Burden Rate	%	\$	Rate	Unit Price	Burden %	Burden Rate	%	\$
Snow Removal Services*												
Heavy Equipment & Operator: Pavement Plowing/Treatment	MH											
Light Equipment & Operator: Sidewalk/Driveway Clearing/Treatment	MH											
Hand Work (Tools & Laborer): Entryway/Landing Clearing/Treatment	MH											
Reimbursable Maintenance and Construction Labor*												
Foreman	MH											
General Laborer	MH											
General Maintenance Worker	MH											
Equipment Operator	MH											
Carpenter	MH											
Carpenter's Helper	MH											
Concrete Finisher	MH											
Concrete Finisher Helper	MH											
Painter	MH											
Painter's Helper	MH											
HVAC Master Mechanic	MH											
HVAC Journeyman Mechanic	MH											
HVAC Mechanic Apprentice	MH											
Pipe Fitter/Welder, Master	MH											
Pipe Fitter/Welder, Journeyman	MH											
Pipe Fitter/Welder, Apprentice	MH											
High Purity Piping Specialist, Master Mechanic	MH											
High Purity Piping Specialist, Journeyman	MH											
Elevator Technician (CET)	MH											
Elevator Technician, Apprentice	MH											
Electrician, Master	MH											
Electrician, Journeyman	MH											
Electrician Apprentice	MH											
High Voltage Electrician, Master	MH											
High Voltage Electrician, Journeyman	MH											
Instrumentation & Controls Technician, NICET Level IV	MH											
Instrumentation & Controls Technician, NICET Level III	MH											

**SECTION J-
WORK ORDER PRICE LIST**

Reimbursable Service Description	U/M	STRAIGHT TIME UNIT PRICING						OVERTIME UNIT PRICING				
		Time	ST Labor	ST Labor	ST Profit	ST Profit	Total ST	Overtime	OT Labor	OT Labor	OT Profit	OT Profit
		Unit Price	Burden %	Burden Rate	%	\$	Rate	Unit Price	Burden %	Burden Rate	%	\$
Snow Removal Services*												
Instrumentation & Controls Technician, NICET Level II	MH											
Fire Alarm System Technician, NICET Level I	MH											
Fire Alarm System Technician, NICET Level II	MH											
Fire Alarm System Technician, NICET Level II	MH											
Plumber, Master	MH											
Plumber, Journeyman	MH											
Plumber Apprentice	MH											
Reimbursable Professional Services Labor*	MH											
Project Manager	MH											
Senior Construction Manager	MH											
Junior Construction Manager	MH											
Senior Project Assistant	MH											
Junior Project Assistant	MH											
Senior Architect	MH											
Junior Architect	MH											
Senior Civil Engineer	MH											
Junior Civil Engineer	MH											

Reimbursable Service Description	U/M	STRAIGHT TIME UNIT PRICING						OVERTIME UNIT PRICING				
		Time	ST Labor	ST Labor	ST Profit	ST Profit	Total ST	Overtime	OT Labor	OT Labor	OT Profit	OT Profit
Senior Structural Engineer	MH											
Junior Structural Engineer	MH											
Senior Mechanical Engineer	MH											
Junior Mechanical Engineer	MH											
Senior Process Engineer	MH											
Junior Process Engineer	MH											
Senior Electrical Engineer	MH											
Junior Electrical Engineer	MH											
Senior Fire Protection Engineer	MH											
Junior Fire Protection Engineer	MH											
Senior Instrumentation & Controls Engineer	MH											
Junior Instrumentation & Controls Engineer	MH											
Senior CAD Designer	MH											
Junior CAD Designer	MH											

SECTION J-
WORK ORDER PRICE LIST

STRAIGHT TIME UNIT PRICING								OVERTIME UNIT PRICING				
Reimbursable Service Description	U/M	Time	ST Labor	ST Labor	ST Profit	ST Profit	Total ST	Overtime	OT Labor	OT Labor	OT Profit	OT Profit
		Unit Price	Burden %	Burden Rate	%	\$	Rate	Unit Price	Burden %	Burden Rate	%	\$
Snow Removal Services*												
Reimbursable Services Management Fee	U/M	Percentage										
Spare Parts, Materials, Equipment, Subcontractors, & Subconsultants	%											
AOC RFP NO. 060123												

* Note: If labor is subcontracted or subconsultant, unit price is total direct cost to the Managing Contractor and the other boxes remain unfilled. If labor is in-house, unit price is actual hourly rate paid to employee and management fee is included in the labor rate as shown in the profit column. All reimbursable hours billed must be time spent on site. The Contractor will not be reimbursed for travel time.

SECTION J- WORK ORDER PRICE LIST

Total OT

[illegible]

SECTION J-
WORK ORDER PRICE LIST

Total OT

Rate

Total OT

SECTION J-
WORK ORDER PRICE LIST

Total OT

Rate

Effect
1

PAST PERFORMANCE QUESTIONNAIRE

AOC SOLICITATION NUMBER AOC060123

SECTION J-2

Dear Sir/Madam:

The Contractor listed below is being considered for a contract award by the Architect of the Capitol, Washington, DC. Your name has been provided as a customer reference regarding performance under a past contract with your agency/company. Your comments are considered Source Selection Sensitive, therefore, you are advised that your response will be safeguarded to the extent cited in the Federal Acquisition Regulation (FAR) 42.1503. FAR prohibits the release of past performance evaluations to other than Government personnel and the contractor whose performance is being evaluated during the period the information may be used to provide source selection information.

In order to maintain the integrity of the source selection process, respectfully request that you do not divulge the name of the contractor nor discuss your comments on this questionnaire with any other individuals.

Your completion of this form will be greatly appreciated. UPON COMPLETION, PLEASE FAX THIS FORM TO: (202) 225-3221, ATTN: CAROLYN HORNE. Request that you respond to this request no later than 3:00 pm (Local time) July 14, 2006

PAST PERFORMANCE INFORMATION:

1. Contractor Name (Prime): _____
2. Project Title (insert whatever the project was): _____
3. Name: Agency/Company, POC _____ DATE: _____
4. Phone No.: _____ Fax No. _____
5. Address: _____
6. Position held or function in relation to project: _____

PAST PERFORMANCE QUESTIONNAIRE
AOC SOLICITATION NUMBER AOC060123
SECTION J-2

RATINGS: *Please evaluate the contractor's performance using the following ratings:*

"O" Outstanding: The Contractor's performance clearly exceeded the contract requirements.

"S" Satisfactory: The Contractor's performance met the contract requirements.

"M" Marginal: The Contractor's performance met the minimum contract requirements but with difficulty.

"U" Unsatisfactory: The Contractor's performance was poor and/or did not satisfy contract requirements.

RATER: *Please rate and provide supporting information for the following. If the rating is Outstanding or Unsatisfactory, please provide specific contract/job performance areas which were exceeded or not performed in accordance with the contract's minimum requirements. (Use additional sheets as needed).*

1. The relationship between the contractor and owner's contract team/Contracting Officer/COTR!

_____ RATING: _____

2. The contractor's on-site management and coordination of subcontractors.

_____ RATING: _____

3. The contractor's overall corporate management, integrity, reasonableness, and cooperative conduct.

_____ RATING: _____

PAST PERFORMANCE QUESTIONNAIRE

AOC SOLICITATION NUMBER AOC060123

SECTION J-2

4. Performance in meeting delivery/completion schedules:

_____ RATING: _____

5. What did the contractor do to improve scheduling problems, if any?

_____ RATING: _____

6. The contractor's quality control.

_____ RATING: _____

7. The contractor's performance in delivering quality work in accordance with the contract!

_____ RATING: _____

8. The contractor's ability to provide the required work at a reasonable total price.

_____ RATING: _____

9. The contractor's compliance with labor standards, if applicable.

_____ RATING: _____

10. The contractor's compliance with safety standards.

_____ RATING: _____

PAST PERFORMANCE QUESTIONNAIRE

AOC SOLICITATION NUMBER AOC060123

SECTION J-2

11. Has the contractor been given any of the following: Cure notice, show cause, letters of reprimand, suspension of payments, termination? If yes, please explain!

_____ RATING: _____

12. Would you award another contract to this contractor? If no, please state reasons for not recommending this contractor for additional work?

_____ RATING: _____

13. Was the customer satisfied with the services received?

_____ RATING: _____

14. Has the contractor been provided an opportunity to discuss any negative performance ratings? If so, what were the results?

_____ RATING: _____

15. Has the offeror filed any claims? _____ How many? _____ and to what extent? _____ Any outstanding claims/why? _____

16. Overall Rating: _____

17. Additional comments, please provide as necessary: _____

94-2103 DC, DISTRICT-WIDE

WAGE DETERMINATION NO: 94-2103 REV (35) AREA: DC, DISTRICT-WIDE

HEALTH AND WELFARE LEVEL - INSURANCE ONLY **OTHER WELFARE LEVEL
WD:94-2104

REGISTER OF WAGE DETERMINATIONS UNDER | U.S. DEPARTMENT OF
LABOR

THE SERVICE CONTRACT ACT | EMPLOYMENT STANDARDS
ADMINISTRATION

By direction of the Secretary of Labor | WAGE AND HOUR DIVISION
WASHINGTON D.C. 20210

| Wage Determination No.: 1994-2103
William W.Gross Division of | Revision No.: 35
Director Wage Determinations| Date Of Revision: 05/23/2006

States: District of Columbia, Maryland, Virginia

Area: District of Columbia Statewide
Maryland Counties of Calvert, Charles, Frederick, Montgomery, Prince George's, St
Mary's
Virginia Counties of Alexandria, Arlington, Fairfax, Falls Church, Fauquier, King
George, Loudoun, Prince William, Stafford

—

****Fringe Benefits Required Follow the Occupational Listing****

OCCUPATION CODE - TITLE	MINIMUM WAGE RATE
-------------------------	-------------------

01000 - Administrative Support and Clerical Occupations

01011 - Accounting Clerk I	12.16
01012 - Accounting Clerk II	12.86
01013 - Accounting Clerk III	14.89
01014 - Accounting Clerk IV	16.65
01030 - Court Reporter	17.02
01050 - Dispatcher, Motor Vehicle	16.50
01060 - Document Preparation Clerk	12.75
01070 - Messenger (Courier)	10.23

01090 - Duplicating Machine Operator	12.75
01110 - Film/Tape Librarian	15.10
01115 - General Clerk I	11.68
01116 - General Clerk II	13.72
01117 - General Clerk III	15.32
01118 - General Clerk IV	18.74
01120 - Housing Referral Assistant	19.30
01131 - Key Entry Operator I	12.67
01132 - Key Entry Operator II	13.82
01191 - Order Clerk I	14.74
01192 - Order Clerk II	16.29
01261 - Personnel Assistant (Employment) I	13.05
01262 - Personnel Assistant (Employment) II	15.10
01263 - Personnel Assistant (Employment) III	17.02
01264 - Personnel Assistant (Employment) IV	19.60
01270 - Production Control Clerk	18.89
01290 - Rental Clerk	15.42
01300 - Scheduler, Maintenance	15.26
01311 - Secretary I	16.11
01312 - Secretary II	17.31
01313 - Secretary III	19.30
01314 - Secretary IV	21.45
01315 - Secretary V	23.75
01320 - Service Order Dispatcher	15.82
01341 - Stenographer I	15.15
01342 - Stenographer II	16.47
01400 - Supply Technician	21.45
01420 - Survey Worker (Interviewer)	16.43
01460 - Switchboard Operator-Receptionist	12.06
01510 - Test Examiner	17.31
01520 - Test Proctor	17.31
01531 - Travel Clerk I	11.63
01532 - Travel Clerk II	12.49
01533 - Travel Clerk III	13.41
01611 - Word Processor I	12.75
01612 - Word Processor II	15.10
01613 - Word Processor III	17.02
03000 - Automatic Data Processing Occupations	
03010 - Computer Data Librarian	15.10
03041 - Computer Operator I	15.10
03042 - Computer Operator II	17.02
03043 - Computer Operator III	18.89
03044 - Computer Operator IV	21.09
03045 - Computer Operator V	23.35
03071 - Computer Programmer I (1)	19.64

03072 - Computer Programmer II (1)	23.33
03073 - Computer Programmer III (1)	27.62
03074 - Computer Programmer IV (1)	27.62
03101 - Computer Systems Analyst I (1)	27.62
03102 - Computer Systems Analyst II (1)	27.62
03103 - Computer Systems Analyst III (1)	27.62
03160 - Peripheral Equipment Operator	15.10
05000 - Automotive Service Occupations	
05005 - Automotive Body Repairer, Fiberglass	22.73
05010 - Automotive Glass Installer	17.88
05040 - Automotive Worker	17.88
05070 - Electrician, Automotive	18.95
05100 - Mobile Equipment Servicer	15.69
05130 - Motor Equipment Metal Mechanic	19.98
05160 - Motor Equipment Metal Worker	17.88
05190 - Motor Vehicle Mechanic	20.07
05220 - Motor Vehicle Mechanic Helper	16.81
05250 - Motor Vehicle Upholstery Worker	17.88
05280 - Motor Vehicle Wrecker	17.88
05310 - Painter, Automotive	18.95
05340 - Radiator Repair Specialist	17.88
05370 - Tire Repairer	14.43
05400 - Transmission Repair Specialist	19.98
07000 - Food Preparation and Service Occupations	
(not set) - Food Service Worker	9.91
07010 - Baker	12.25
07041 - Cook I	11.53
07042 - Cook II	12.79
07070 - Dishwasher	9.76
07130 - Meat Cutter	16.07
07250 - Waiter/Waitress	8.59
09000 - Furniture Maintenance and Repair Occupations	
09010 - Electrostatic Spray Painter	18.05
09040 - Furniture Handler	12.55
09070 - Furniture Refinisher	18.05
09100 - Furniture Refinisher Helper	13.85
09110 - Furniture Repairer, Minor	16.01
09130 - Upholsterer	18.05
11030 - General Services and Support Occupations	
11030 - Cleaner, Vehicles	9.67
11060 - Elevator Operator	9.79
11090 - Gardener	14.27
11121 - House Keeping Aid I	9.97
11122 - House Keeping Aid II	10.77
11150 - Janitor	10.12

11210 - Laborer, Grounds Maintenance	11.65	
11240 - Maid or Houseman	9.97	
11270 - Pest Controller	12.49	
11300 - Refuse Collector	11.69	
11330 - Tractor Operator	14.00	
11360 - Window Cleaner	10.51	
12000 - Health Occupations		
12020 - Dental Assistant	16.90	
12040 - Emergency Medical Technician (EMT)/Paramedic/Ambulance Driver	15.83	
12071 - Licensed Practical Nurse I	15.86	
12072 - Licensed Practical Nurse II	17.79	
12073 - Licensed Practical Nurse III	19.92	
12100 - Medical Assistant	12.94	
12130 - Medical Laboratory Technician	16.32	
12160 - Medical Record Clerk	14.96	
12190 - Medical Record Technician	16.47	
12221 - Nursing Assistant I	9.32	
12222 - Nursing Assistant II	10.48	
12223 - Nursing Assistant III	11.94	
12224 - Nursing Assistant IV	13.40	
12250 - Pharmacy Technician	13.02	
12280 - Phlebotomist	13.40	
12311 - Registered Nurse I	24.92	
12312 - Registered Nurse II	29.47	
12313 - Registered Nurse II, Specialist	29.47	
12314 - Registered Nurse III	35.65	
12315 - Registered Nurse III, Anesthetist	35.65	
12316 - Registered Nurse IV	42.73	
13000 - Information and Arts Occupations		
13002 - Audiovisual Librarian	20.85	
13011 - Exhibits Specialist I	17.98	
13012 - Exhibits Specialist II	23.33	
13013 - Exhibits Specialist III	28.07	
13041 - Illustrator I	18.73	
13042 - Illustrator II	23.42	
13043 - Illustrator III	28.82	
13047 - Librarian	24.54	
13050 - Library Technician	17.18	
13071 - Photographer I	14.67	
13072 - Photographer II	17.18	
13073 - Photographer III	21.52	
13074 - Photographer IV	26.05	
13075 - Photographer V	29.15	
15000 - Laundry, Dry Cleaning, Pressing and Related Occupations		
15010 - Assembler	8.71	

15030 - Counter Attendant	8.71	
15040 - Dry Cleaner	10.94	
15070 - Finisher, Flatwork, Machine	8.71	
15090 - Presser, Hand	8.71	
15100 - Presser, Machine, Drycleaning	8.71	
15130 - Presser, Machine, Shirts	8.71	
15160 - Presser, Machine, Wearing Apparel, Laundry	8.71	
15190 - Sewing Machine Operator	11.73	
15220 - Tailor	12.43	
15250 - Washer, Machine	9.31	
19000 - Machine Tool Operation and Repair Occupations		
19010 - Machine-Tool Operator (Toolroom)	18.95	
19040 - Tool and Die Maker	23.05	
21000 - Material Handling and Packing Occupations		
21010 - Fuel Distribution System Operator	19.38	
21020 - Material Coordinator	19.05	
21030 - Material Expediter	19.05	
21040 - Material Handling Laborer	11.50	
21050 - Order Filler	13.21	
21071 - Forklift Operator	16.04	
21080 - Production Line Worker (Food Processing)	15.93	
21100 - Shipping/Receiving Clerk	13.15	
21130 - Shipping Packer	13.15	
21140 - Store Worker I	9.06	
21150 - Stock Clerk (Shelf Stocker; Store Worker II)	13.05	
21210 - Tools and Parts Attendant	16.99	
21400 - Warehouse Specialist	16.04	
23000 - Mechanics and Maintenance and Repair Occupations		
23010 - Aircraft Mechanic	22.24	
23040 - Aircraft Mechanic Helper	14.71	
23050 - Aircraft Quality Control Inspector	23.43	
23060 - Aircraft Servicer	17.82	
23070 - Aircraft Worker	18.09	
23100 - Appliance Mechanic	18.95	
23120 - Bicycle Repairer	14.43	
23125 - Cable Splicer	24.68	
23130 - Carpenter, Maintenance	18.95	
23140 - Carpet Layer	17.80	
23160 - Electrician, Maintenance	22.59	
23181 - Electronics Technician, Maintenance I	19.42	
23182 - Electronics Technician, Maintenance II	21.92	
23183 - Electronics Technician, Maintenance III	23.87	
23260 - Fabric Worker	16.61	
23290 - Fire Alarm System Mechanic	19.98	
23310 - Fire Extinguisher Repairer	15.69	

23340 - Fuel Distribution System Mechanic	21.05	
23370 - General Maintenance Worker	17.28	
23400 - Heating, Refrigeration and Air Conditioning Mechanic	20.87	
23430 - Heavy Equipment Mechanic	19.98	
23440 - Heavy Equipment Operator	20.76	
23460 - Instrument Mechanic	19.98	
23470 - Laborer	14.27	
23500 - Locksmith	18.95	
23530 - Machinery Maintenance Mechanic	20.51	
23550 - Machinist, Maintenance	21.52	
23580 - Maintenance Trades Helper	14.54	
23640 - Millwright	21.85	
23700 - Office Appliance Repairer	18.95	
23740 - Painter, Aircraft	21.29	
23760 - Painter, Maintenance	18.95	
23790 - Pipefitter, Maintenance	22.76	
23800 - Plumber, Maintenance	20.99	
23820 - Pneudraulic Systems Mechanic	19.98	
23850 - Rigger	19.98	
23870 - Scale Mechanic	17.88	
23890 - Sheet-Metal Worker, Maintenance	19.98	
23910 - Small Engine Mechanic	20.05	
23930 - Telecommunication Mechanic I	22.21	
23931 - Telecommunication Mechanic II	23.41	
23950 - Telephone Lineman	22.21	
23960 - Welder, Combination, Maintenance	19.98	
23965 - Well Driller	19.98	
23970 - Woodcraft Worker	19.98	
23980 - Woodworker	15.32	
24000 - Personal Needs Occupations		
24570 - Child Care Attendant	11.58	
24580 - Child Care Center Clerk	16.15	
24600 - Chore Aid	9.29	
24630 - Homemaker	16.75	
25000 - Plant and System Operation Occupations		
25010 - Boiler Tender	22.57	
25040 - Sewage Plant Operator	19.52	
25070 - Stationary Engineer	22.57	
25190 - Ventilation Equipment Tender	15.24	
25210 - Water Treatment Plant Operator	19.72	
27000 - Protective Service Occupations		
(not set) - Police Officer	23.19	
27004 - Alarm Monitor	16.79	
27006 - Corrections Officer	18.10	
27010 - Court Security Officer	20.72	

27040 - Detention Officer	18.29	
27070 - Firefighter	20.97	
27101 - Guard I	11.51	
27102 - Guard II	15.16	
28000 - Stevedoring/Longshoremen Occupations		
28010 - Blocker and Bracer	19.89	
28020 - Hatch Tender	19.89	
28030 - Line Handler	19.89	
28040 - Stevedore I	18.71	
28050 - Stevedore II	21.11	
29000 - Technical Occupations		
21150 - Graphic Artist	22.81	
29010 - Air Traffic Control Specialist, Center (2)	32.70	
29011 - Air Traffic Control Specialist, Station (2)	22.54	
29012 - Air Traffic Control Specialist, Terminal (2)	24.82	
29023 - Archeological Technician I	15.78	
29024 - Archeological Technician II	17.58	
29025 - Archeological Technician III	21.94	
29030 - Cartographic Technician	23.33	
29035 - Computer Based Training (CBT) Specialist/ Instructor	31.26	
29040 - Civil Engineering Technician	22.19	
29061 - Drafter I	14.31	
29062 - Drafter II	16.57	
29063 - Drafter III	18.53	
29064 - Drafter IV	23.33	
29081 - Engineering Technician I	17.67	
29082 - Engineering Technician II	19.84	
29083 - Engineering Technician III	22.54	
29084 - Engineering Technician IV	27.49	
29085 - Engineering Technician V	33.62	
29086 - Engineering Technician VI	40.67	
29090 - Environmental Technician	21.22	
29100 - Flight Simulator/Instructor (Pilot)	36.95	
29160 - Instructor	26.54	
29210 - Laboratory Technician	18.56	
29240 - Mathematical Technician	23.70	
29361 - Paralegal/Legal Assistant I	20.03	
29362 - Paralegal/Legal Assistant II	24.82	
29363 - Paralegal/Legal Assistant III	30.35	
29364 - Paralegal/Legal Assistant IV	36.73	
29390 - Photooptics Technician	23.33	
29480 - Technical Writer	28.55	
29491 - Unexploded Ordnance (UXO) Technician I	20.78	
29492 - Unexploded Ordnance (UXO) Technician II	25.14	
29493 - Unexploded Ordnance (UXO) Technician III	30.13	

29494 - Unexploded (UXO) Safety Escort	20.78	
29495 - Unexploded (UXO) Sweep Personnel	20.78	
29620 - Weather Observer, Senior (3)	21.32	
29621 - Weather Observer, Combined Upper Air and Surface Programs (3)	18.30	
29622 - Weather Observer, Upper Air (3)	18.30	
31000 - Transportation/ Mobile Equipment Operation Occupations		
31030 - Bus Driver	15.95	
31260 - Parking and Lot Attendant	8.62	
31290 - Shuttle Bus Driver	13.45	
31300 - Taxi Driver	12.71	
31361 - Truckdriver, Light Truck	13.89	
31362 - Truckdriver, Medium Truck	17.09	
31363 - Truckdriver, Heavy Truck	18.40	
31364 - Truckdriver, Tractor-Trailer	18.40	
99000 - Miscellaneous Occupations		
99020 - Animal Caretaker	10.47	
99030 - Cashier	9.82	
99041 - Carnival Equipment Operator	12.35	
99042 - Carnival Equipment Repairer	13.30	
99043 - Carnival Worker	8.31	
99050 - Desk Clerk	9.78	
99095 - Embalmer	19.79	
99300 - Lifeguard	10.92	
99310 - Mortician	24.77	
99350 - Park Attendant (Aide)	13.71	
99400 - Photofinishing Worker (Photo Lab Tech., Darkroom Tech)	11.12	
99500 - Recreation Specialist	16.99	
99510 - Recycling Worker	15.47	
99610 - Sales Clerk	11.08	
99620 - School Crossing Guard (Crosswalk Attendant)	11.37	
99630 - Sport Official	11.24	
99658 - Survey Party Chief (Chief of Party)	18.39	
99659 - Surveying Technician (Instr. Person/Surveyor Asst./Instr.)	17.48	
99660 - Surveying Aide	11.43	
99690 - Swimming Pool Operator	13.93	
99720 - Vending Machine Attendant	10.73	
99730 - Vending Machine Repairer	13.93	
99740 - Vending Machine Repairer Helper	11.34	

ALL OCCUPATIONS LISTED ABOVE RECEIVE THE FOLLOWING BENEFITS:

HEALTH & WELFARE: \$3.01 per hour or \$120.40 per week or \$521.73 per month

VACATION: 2 weeks paid vacation after 1 year of service with a contractor or successor; 3 weeks after 5 years, and 4 weeks after 15 years. Length of service includes the whole span of continuous service with the present contractor or successor, wherever employed, and with the predecessor contractors in the performance of similar work at the same Federal facility. (Reg. 29 CFR 4.173)

HOLIDAYS: A minimum of ten paid holidays per year: New Year's Day, Martin Luther King Jr.'s Birthday, Washington's Birthday, Memorial Day, Independence Day, Labor Day, Columbus Day, Veterans' Day, Thanksgiving Day, and Christmas Day. (A contractor may substitute for any of the named holidays another day off with pay in accordance with a plan communicated to the employees involved.) (See 29 CFR 4.174)

THE OCCUPATIONS WHICH HAVE PARENTHESES AFTER THEM RECEIVE THE FOLLOWING BENEFITS (as numbered):

1) Does not apply to employees employed in a bona fide executive, administrative, or professional capacity as defined and delineated in 29 CFR 541. (See CFR 4.156)

2) APPLICABLE TO AIR TRAFFIC CONTROLLERS ONLY - NIGHT DIFFERENTIAL: An employee is entitled to pay for all work performed between the hours of 6:00 P.M. and 6:00 A.M. at the rate of basic pay plus a night pay differential amounting to 10 percent of the rate of basic pay.

3) WEATHER OBSERVERS - NIGHT PAY & SUNDAY PAY: If you work at night as part of a regular tour of duty, you will earn a night differential and receive an additional 10% of basic pay for any hours worked between 6pm and 6am. If you are a full-time employed (40 hours a week) and Sunday is part of your regularly scheduled workweek, you are paid at your rate of basic pay plus a Sunday premium of 25% of your basic rate for each hour of Sunday work which is not overtime (i.e. occasional work on Sunday outside the normal tour of duty is considered overtime work).

HAZARDOUS PAY DIFFERENTIAL: An 8 percent differential is applicable to employees employed in a position that represents a high degree of hazard when working with or in close proximity to ordinance, explosives, and incendiary materials. This includes work such as screening, blending, dying, mixing, and pressing of sensitive ordnance, explosives, and pyrotechnic compositions such as lead azide, black powder and photoflash powder. All dry-house activities involving propellants or

explosives. Demilitarization, modification, renovation, demolition, and maintenance operations on sensitive ordnance, explosives and incendiary materials. All operations involving regrading and cleaning of artillery ranges.

A 4 percent differential is applicable to employees employed in a position that represents a low degree of hazard when working with, or in close proximity to ordnance, (or employees possibly adjacent to) explosives and incendiary materials which involves potential injury such as laceration of hands, face, or arms of the employee engaged in the operation, irritation of the skin, minor burns and the like; minimal damage to immediate or adjacent work area or equipment being used. All operations involving, unloading, storage, and hauling of ordnance, explosive, and incendiary ordnance material other than small arms ammunition. These differentials are only applicable to work that has been specifically designated by the agency for ordnance, explosives, and incendiary material differential pay.

**** UNIFORM ALLOWANCE ****

If employees are required to wear uniforms in the performance of this contract (either by the terms of the Government contract, by the employer, by the state or local law, etc.), the cost of furnishing such uniforms and maintaining (by laundering or dry cleaning) such uniforms is an expense that may not be borne by an employee where such cost reduces the hourly rate below that required by the wage determination. The Department of Labor will accept payment in accordance with the following standards as compliance:

The contractor or subcontractor is required to furnish all employees with an adequate number of uniforms without cost or to reimburse employees for the actual cost of the uniforms. In addition, where uniform cleaning and maintenance is made the responsibility of the employee, all contractors and subcontractors subject to this wage determination shall (in the absence of a bona fide collective bargaining agreement providing for a different amount, or the furnishing of contrary affirmative proof as to the actual cost), reimburse all employees for such cleaning and maintenance at a rate of \$3.35 per week (or \$.67 cents per day). However, in those instances where the uniforms furnished are made of "wash and wear" materials, may be routinely washed and dried with other personal garments, and do not require any special treatment such as dry cleaning, daily washing, or commercial laundering in order to meet the cleanliness or appearance standards set by the terms of the Government contract, by the contractor, by law, or by the nature of the work, there is no requirement that employees be reimbursed for uniform maintenance costs.

**** NOTES APPLYING TO THIS WAGE DETERMINATION ****

Under the policy and guidance contained in All Agency Memorandum No. 159, the Wage and Hour Division does not recognize, for section 4(c) purposes, prospective wage

rates and fringe benefit provisions that are effective only upon such contingencies as "approval of Wage and Hour, issuance of a wage determination, incorporation of the wage determination in the contract, adjusting the contract price, etc." (The relevant CBA section) in the collective bargaining agreement between (the parties) contains contingency language that Wage and Hour does not recognize as reflecting "arm's length negotiation" under section 4(c) of the Act and 29 C.F.R. 5.11(a) of the regulations. This wage determination therefore reflects the actual CBA wage rates and fringe benefits paid under the predecessor contract.

Source of Occupational Title and Descriptions:

The duties of employees under job titles listed are those described in the "Service Contract Act Directory of Occupations," Fourth Edition, January 1993, as amended by the Third Supplement, dated March 1997, unless otherwise indicated. This publication may be obtained from the Superintendent of Documents, at 202-783-3238, or by writing to the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402. Copies of specific job descriptions may also be obtained from the appropriate contracting officer.

REQUEST FOR AUTHORIZATION OF ADDITIONAL CLASSIFICATION AND WAGE RATE {Standard Form 1444 (SF 1444)}

Conformance Process:

The contracting officer shall require that any class of service employee which is not listed herein and which is to be employed under the contract (i.e., the work to be performed is not performed by any classification listed in the wage determination), be classified by the contractor so as to provide a reasonable relationship (i.e., appropriate level of skill comparison) between such unlisted classifications and the classifications listed in the wage determination. Such conformed classes of employees shall be paid the monetary wages and furnished the fringe benefits as are determined. Such conforming process shall be initiated by the contractor prior to the performance of contract work by such unlisted class(es) of employees. The conformed classification, wage rate, and/or fringe benefits shall be retroactive to the commencement date of the contract. {See Section 4.6 (C)(vi)} When multiple wage determinations are included in a contract, a separate SF 1444 should be prepared for each wage determination to which a class(es) is to be conformed.

The process for preparing a conformance request is as follows:

- 1) When preparing the bid, the contractor identifies the need for a conformed occupation) and computes a proposed rate).

- 2) After contract award, the contractor prepares a written report listing in order (proposed classification title), a Federal grade equivalency (FGE) for each proposed classification), job description), and rationale for proposed wage rate), including information regarding the agreement or disagreement of the authorized representative of the employees involved, or where there is no authorized representative, the employees themselves. This report should be submitted to the contracting officer no later than 30 days after such unlisted class(es) of employees performs any contract work.
- 3) The contracting officer reviews the proposed action and promptly submits a report of the action, together with the agency's recommendations and pertinent information including the position of the contractor and the employees, to the Wage and Hour Division, Employment Standards Administration, U.S. Department of Labor, for review. (See section 4.6(b)(2) of Regulations 29 CFR Part 4).
- 4) Within 30 days of receipt, the Wage and Hour Division approves, modifies, or disapproves the action via transmittal to the agency contracting officer, or notifies the contracting officer that additional time will be required to process the request.
- 5) The contracting officer transmits the Wage and Hour decision to the contractor.
- 6) The contractor informs the affected employees.

Information required by the Regulations must be submitted on SF 1444 or bond paper.

When preparing a conformance request, the "Service Contract Act Directory of Occupations" (the Directory) should be used to compare job definitions to insure that duties requested are not performed by a classification already listed in the wage determination. Remember, it is not the job title, but the required tasks that determine whether a class is included in an established wage determination. Conformances may not be used to artificially split, combine, or subdivide classifications listed in the wage determination.

SECTION J-4 DAVIS BACON WAGE DETERMINATION

General Decision Number: DC030003 05/26/2006 DC3

Superseded General Decision Number: DC020003

State: District of Columbia

Construction Type: Building

County: District of Columbia Statewide.

BUILDING CONSTRUCTION PROJECTS (Does not include single family homes and apartments up to and including 4 stories)

Modification Number Publication Date

0	06/13/2003
1	10/03/2003
2	10/31/2003
3	01/09/2004
4	03/19/2004
5	04/02/2004
6	05/14/2004
7	06/11/2004
8	06/18/2004
9	06/25/2004
10	07/02/2004
11	07/09/2004
12	07/16/2004
13	08/13/2004
14	08/20/2004
15	09/17/2004
16	09/24/2004
17	10/29/2004
18	11/12/2004
19	01/21/2005
20	04/01/2005
21	05/06/2005
22	06/03/2005
23	06/10/2005
24	06/24/2005
25	07/01/2005
26	07/08/2005
27	07/22/2005

SECTION J-4 DAVIS BACON WAGE DETERMINATION

28	08/19/2005
29	08/26/2005
30	09/16/2005
31	10/28/2005
32	11/04/2005
33	11/11/2005
34	11/25/2005
35	02/03/2006
36	03/10/2006
37	05/05/2006
38	05/26/2006

ASBE0024-001 03/01/2006

	Rates	Fringes
Asbestos Worker/Heat and Frost Insulator Includes the application of all insulating materials, protective coverings, coatings and finishes to all types of mechanical systems.....	\$ 25.88	12.88

ASBE0024-002 03/01/2006

	Rates	Fringes
Hazardous Material Handler Includes preparation, wetting, stripping, removal, scrapping, vacuuming, bagging and disposing of all insulation materials, whether they contain asbestos or not, from mechanical systems.....	\$ 14.22	6.35

ASBE0024-005 03/01/2006

SECTION J-4 DAVIS BACON WAGE DETERMINATION

	Rates	Fringes
Fire Stop Technician Includes the application of materials or devices within or around penetrations and openings in all rated wall or floor assemblies, in order to prevent the passage of fire, smoke or other gases. The application includes all components involved in creating the rated barrier at perimeter slab edges and exterior cavities, the head of gypsum board or concrete walls, joints between rated wall or floor components, sealing of penetrating items and blank openings.....	\$ 20.94	6.09

* BRDC0001-001 04/30/2006

	Rates	Fringes
Bricklayer.....	\$ 25.90	6.19

CARP0132-006 05/01/2005

	Rates	Fringes
Carpenter (Including Drywall Hanging).....	\$ 22.89	5.39
Piledriver.....	\$ 21.47	5.81

ELEC0026-003 09/02/2002

	Rates	Fringes
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SECTION J-4 DAVIS BACON WAGE DETERMINATION

Communication Technician.....\$ 20.60 5.09

SCOPE OF WORK: Includes low voltage construction, installation, maintenance and removal of teledata facilities (voice, data and video) including outside plant, telephone and data inside wire, interconnect, terminal equipment, central offices, PABX, fiber optic cable and equipment, railroad communications, micro waves, VSAT, bypass, CATV, WAN (Wide area networks), LAN (Local area networks) and ISDN (Integrated systems digital network).

WORK EXCLUDED: The installation of computer systems in industrial applications such as assembly lines, robotics and computer controller manufacturing systems. The installation of conduit and/or raceways shall be installed by Inside Wiremen. On sites where there is no Inside Wireman employed, the Teledata Technician may install raceway or conduit not greater than 10 feet. Fire alarm work is excluded on all new construction sites or wherever the fire alarm system is installed in conduit. All HVAC control work.

ELEC0026-016 11/07/2005

	Rates	Fringes
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Electrician (Excluding Communication-Low Voltage Wiring).....	\$ 30.45	10.35+3%+a
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a. PAID HOLIDAYS: New Year's Day, Martin Luther King Jr.'s Birthday, Inauguration Day, Memorial Day, Fourth of July, Labor Day, Veterans Day, Thanksgiving Day, the day after Thanksgiving and Christmas Day or days designated as legal holidays by the Federal Government.

ENGI0077-009 05/01/2006

	Rates	Fringes
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Power equipment operators: Boom Trucks.....	\$ 25.52	6.42+a
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SECTION J-4 DAVIS BACON WAGE DETERMINATION

Cranes (35 tons and above).....	\$ 26.69	6.42+a+b
Cranes (under 35 tons).....	\$ 26.23	6.42+a+b
Forklifts.....	\$ 18.95	6.42+a
Piledrivers.....	\$ 26.23	6.42+a

a. PAID HOLIDAYS:

New Years Day, Inaugural Day, Decoration Day, Independence Day, Labor Day, Martin Luther King's Birthday, Veterans Day, Thanksgiving Day, Friday after Thanksgiving and Christmas Day.

b. PREMIUM PAY:

Tower cranes and cranes 100-ton and over to receive \$1.00 per hour premium over Group One.

IRON0005-001 06/01/2005

Rates	Fringes
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Ironworkers:

Structural, Ornamental and Chain Link Fence.....	\$ 24.53	10.795
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IRON0201-003 05/01/2005

Rates	Fringes
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Ironworker, Reinforcing.....	\$ 24.45	9.73
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LABO0074-001 06/01/2005

Rates	Fringes
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Laborer: Skilled.....	\$ 18.03	3.12
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FOOTNOTE: Potmen, power tool operator, small machine operator, concrete labor including concrete preparation, signalmen, laser beam operator, waterproofer, open caisson, test pit, underpinning, pier hole and ditches, ladders and all work associated with lagging that is not expressly stated, strippers, operator of hand derricks, vibrator operators, pipelayers, or tile layers, operators of

SECTION J-4 DAVIS BACON WAGE DETERMINATION

jackhammers, paving breakers, spaders or any machine that does the same general type of work, scaffold builders, operators of towmasters, scootcretes, buggymobiles and other machines of similar character, operators of tampers and rammers, and other machines that do the same general type of work, whether powered by air, electric or gasoline builders of trestle scaffolds over one tier high and sand blasters, power and chain saw operators used in clearing, installers of well points, wagon drill operators, acetylene burners and licensed powdermen.

LABO0456-012 06/01/2005

	Rates	Fringes
Laborers:		
Mason Tenders (Brick).....	\$ 13.75	3.12
Mortarmen, Scaffold Builders.....	\$ 14.45	3.12

* MARB0002-002 05/01/2006

	Rates	Fringes
Marble & Stone Mason.....	\$ 29.87	11.15

INCLUDES pointing, caulking and cleaning of All types of masonry, brick, stone and cement structures; EXCEPT pointing, caulking and cleaning of exisiting masonry, brick, stone and cement (restoration work)

* MARB0003-001 05/01/2006

	Rates	Fringes
Mosaic & Terrazzo Worker, Tile Layer		
Marble Mason and Tile Layer.	\$ 24.32	8.78
Terrazzo Worker.....	\$ 25.07	8.78

* MARB0003-004 05/01/2006

SECTION J-4 DAVIS BACON WAGE DETERMINATION

	Rates	Fringes
Marble, Tile & Terrazzo Finisher.....	\$ 19.59	7.90

PAIN0051-004 06/01/2005		

	Rates	Fringes
Glazier		
Contracts \$2,000,000 and under.....	\$ 21.87	7.21
Contracts over \$2,000,000...	\$ 23.09	7.21

PAIN0051-010 06/01/2005		

	Rates	Fringes
Painters:		
Brush, Roller, Spray and Drywall Finishers.....	\$ 21.31	7.06

PLAS0891-003 05/01/2004		

	Rates	Fringes
Cement Mason.....	\$ 23.73	4.945

PLUM0005-007 08/01/2005		

	Rates	Fringes
Plumber		
Apartment Buildings over 4 stories (except hotels).....	\$ 19.86	7.56+a
ALL Other Work.....	\$ 31.05	11.26+a

a. PAID HOLIDAYS: Labor Day, Veterans' Day, Thanksgiving Day and the day after Thanksgiving, Christmas Day, New Year's Day, Martin Luther King's Birthday, Memorial Day and the Fourth of July.

SECTION J-4 DAVIS BACON WAGE DETERMINATION

PLUM0602-006 08/01/2005

	Rates	Fringes
Steamfitter, Refrigeration & Air Conditioning Mechanic (Including HVAC Pipe Work).....	\$ 30.27	12.02+a

a. PAID HOLIDAYS:

New Year's Day, Martin Luther King's Birthday, Memorial Day,
Independence Day, Labor Day, Veterans Day, Thanksgiving Day
and the day after Thanksgiving Day and Christmas Day.

SFDC0669-001 04/01/2006

	Rates	Fringes
Sprinkler Fitter.....	\$ 27.45	12.15

SHEE0100-002 07/01/2005

	Rates	Fringes
Sheet Metal Worker (Including HVAC Duct Work).....	\$ 29.18	10.51

SUDC2000-001 04/12/2000

	Rates	Fringes
Laborer, Unskilled.....	\$ 11.83	2.23

Pointer, caulker and cleaner
INCLUDES pointing,
caulking and cleaning of
existing masonry, brick,
stone and cement
structures (restoration
work); EXCLUDES pointing,
caulking and cleaning of
new or replacement
masonry, brick, stone and

SECTION J-4 DAVIS BACON WAGE DETERMINATION

cement.....\$ 20.00

WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

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Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (ii)).

In the listing above, the "SU" designation means that rates listed under the identifier do not reflect collectively bargained wage and fringe benefit rates. Other designations indicate unions whose rates have been determined to be prevailing.

WAGE DETERMINATION APPEALS PROCESS

1.) Has there been an initial decision in the matter? This can be:

- * an existing published wage determination
- * a survey underlying a wage determination
- * a Wage and Hour Division letter setting forth a position on a wage determination matter
- * a conformance (additional classification and rate) ruling

On survey related matters, initial contact, including requests for summaries of surveys, should be with the Wage and Hour Regional Office for the area in which the survey was conducted because those Regional Offices have responsibility for the Davis-Bacon survey program. If the response from this initial contact is not satisfactory, then the process described in 2.) and 3.) should be followed.

With regard to any other matter not yet ripe for the formal

SECTION J-4 DAVIS BACON WAGE DETERMINATION

process described here, initial contact should be with the Branch of Construction Wage Determinations. Write to:

Branch of Construction Wage Determinations

Wage and Hour Division

U.S. Department of Labor

200 Constitution Avenue, N.W.

Washington, DC 20210

2.) If the answer to the question in 1.) is yes, then an interested party (those affected by the action) can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Write to:

Wage and Hour Administrator

U.S. Department of Labor

200 Constitution Avenue, N.W.

Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and by any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3.) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board

U.S. Department of Labor

200 Constitution Avenue, N.W.

Washington, DC 20210

SECTION J-4 DAVIS BACON WAGE DETERMINATION

4.) All decisions by the Administrative Review Board are final.

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END OF GENERAL DECISION

Barcode Number	Core Catalog Description	Building System	Equipment Type
CP001018	4 Channel Communicator	D-FIRE	42FIRE
CP001135	By Pass Feeder	D-PLUMB	45PLUMBING
CP001163	By Pass Feeder	D-PLUMB	45PLUMBING
CP001184	By Pass Feeder	D-PLUMB	45PLUMBING
CP001146	Control Switch	D-HVAC	41REFRIGAIR
CP001148	Control Switch	D-HVAC	41REFRIGAIR
CP001147	Control Switch	D-HVAC	41REFRIGAIR
CP002270	Control Switch	D-HVAC	41REFRIGAIR
CP001113	Control Switch	D-HVAC	41REFRIGAIR
CP001158	Control Switch	D-HVAC	41REFRIGAIR
CP001114	Control Switch	D-HVAC	41REFRIGAIR
CP001035	Control Switch	D-HVAC	41REFRIGAIR
CP001059	Control Switch	D-HVAC	41REFRIGAIR
CP001049	Controller, Garage Door	D-CONVEY	63SECURITY
CP001028	Controller, Garage Door	D-CONVEY	63SECURITY
CP001053	Controller, Garage Door	D-CONVEY	63SECURITY
CP001324	Controller, Garage Door	D-CONVEY	63SECURITY
CP001175	Crane, Electric	D-CONVEY	39MATHAND
CP001083	Heat Pump	D-HVAC	41REFRIGAIR
CP001060	Heat Ventilation Unit, Natural Gas	D-HVAC	45PLBGHEATWASTE
CP001061	Heat Ventilation Unit, Natural Gas	D-HVAC	45PLBGHEATWASTE
CP000016	Hot Water Heater	D-PLUMB	45PLUMBING
CP000039	Hot Water Heater	D-PLUMB	45PLUMBING
CP001086	Hot Water Heater	D-PLUMB	45PLUMBING
CP001353	Meter, Flow	D-FIRE	42FIRE
CP001173	Meter, Flow	D-FIRE	42FIRE
CP000074	Microwave Oven	D-HVAC	73FOODPREPEQ
CP001115	Motor Control Centers	D-ELEC	61ELECTEQUIP
CP001121	Softener, Water	D-PLUMB	46WPURESEWTRT
CP000004	Station, Manual Pull	D-FIRE	63ALARM
CP000001	Station, Manual Pull	D-FIRE	63ALARM
CP000002	Station, Manual Pull	D-FIRE	63ALARM
CP000024	Station, Manual Pull	D-FIRE	63ALARM
CP001025	Station, Manual Pull	D-FIRE	63ALARM
CP001026	Station, Manual Pull	D-FIRE	63ALARM
CP001043	Station, Manual Pull	D-FIRE	63ALARM
CP001051	Station, Manual Pull	D-FIRE	63ALARM
CP001099	Station, Manual Pull	D-FIRE	63ALARM
CP001019	Station, Manual Pull	D-FIRE	63ALARM
CP000036	Station, Manual Pull	D-FIRE	63ALARM
CP000059	Station, Manual Pull	D-FIRE	63ALARM
CP001112	Station, Manual Pull	D-FIRE	63ALARM
CP001157	Station, Manual Pull	D-FIRE	63ALARM
CP002077	Station, Manual Pull	D-FIRE	63ALARM
CP001081	Thermostatic Meter	D-ELEC	61ELECTEQUIP
CP001022	Unit Heater	D-HVAC	45PLBGHEATWASTE
CP001023	Unit Heater	D-HVAC	45PLBGHEATWASTE
CP001031	Unit Heater	D-HVAC	45PLBGHEATWASTE
CP001032	Unit Heater	D-HVAC	45PLBGHEATWASTE

CP001039	Unit Heater	D-HVAC	45PLBGHEATWASTE
CP001085	Unit Heater	D-HVAC	45PLBGHEATWASTE
CP001176	Unit Heater	D-HVAC	45PLBGHEATWASTE
CP001118	Unit Heater	D-HVAC	45PLBGHEATWASTE
CP001009	Unit Heater	D-HVAC	45PLBGHEATWASTE
CP001098	Unit Heater	D-HVAC	45PLBGHEATWASTE
CP001091	Unit Heater	D-HVAC	45PLBGHEATWASTE
CP001092	Unit Heater	D-HVAC	45PLBGHEATWASTE
CP001097	Unit Heater	D-HVAC	45PLBGHEATWASTE
CP001094	Unit Heater	D-HVAC	45PLBGHEATWASTE
CP001145	Variable Frequency Drives	D-ELEC	61ELECTEQUIP
CP001017	Voice Evacuation System	D-FIRE	63ALARM
CP002348	Battery Charger	D-ELEC	61ELECTEQUIP
CP002345	Emergency Generator Control	D-ELEC	61ELECTEQUIP
CP000031	Heat Ventilation Unit	D-HVAC	45PLBGHEATWASTE
CP002346	Unit Heater	D-HVAC	45PLBGHEATWASTE
CP002347	Unit Heater	D-HVAC	45PLBGHEATWASTE
CP001342	Variable Frequency Drives	D-ELEC	61ELECTEQUIP
CP001341	Variable Frequency Drives	D-ELEC	61ELECTEQUIP
CP002068	Battery Charger	D-ELEC	61ELECTEQUIP
CP002098	Meter, Flow	D-FIRE	42FIRE
CP002092	Meter, Flow	D-FIRE	42FIRE
CP002080	Meter, Flow	D-FIRE	42FIRE
CP002110	Meter, Flow	D-FIRE	42FIRE
CP002104	Meter, Flow	D-FIRE	42FIRE
CP002086	Meter, Flow	D-FIRE	42FIRE
CP002163	Meter, Flow	D-FIRE	42FIRE
CP002138	Meter, Flow	D-FIRE	42FIRE
CP002156	Meter, Flow	D-FIRE	42FIRE
CP002144	Meter, Flow	D-FIRE	42FIRE
CP002177	Meter, Flow	D-FIRE	42FIRE
CP002170	Meter, Flow	D-FIRE	42FIRE
CP002149	Meter, Flow	D-FIRE	42FIRE
CP002116	Station, Manual Pull	D-FIRE	63ALARM
CP002118	Station, Manual Pull	D-FIRE	63ALARM
CP002115	Station, Manual Pull	D-FIRE	63ALARM
CP002129	Station, Manual Pull	D-FIRE	63ALARM
CP002128	Station, Manual Pull	D-FIRE	63ALARM
CP002120	Station, Manual Pull	D-FIRE	63ALARM
CP002133	Station, Manual Pull	D-FIRE	63ALARM
CP002131	Station, Manual Pull	D-FIRE	63ALARM
CP002123	Station, Manual Pull	D-FIRE	63ALARM
CP002130	Station, Manual Pull	D-FIRE	63ALARM
CP002117	Station, Manual Pull	D-FIRE	63ALARM
CP002126	Station, Manual Pull	D-FIRE	63ALARM
CP002122	Station, Manual Pull	D-FIRE	63ALARM
CP002134	Station, Manual Pull	D-FIRE	63ALARM
CP002132	Station, Manual Pull	D-FIRE	63ALARM
CP002125	Station, Manual Pull	D-FIRE	63ALARM
CP002127	Station, Manual Pull	D-FIRE	63ALARM
CP002121	Station, Manual Pull	D-FIRE	63ALARM
CP002124	Station, Manual Pull	D-FIRE	63ALARM

CP002119	Station, Manual Pull	D-FIRE	63ALARM
CP001100	AHU, Virtual	D-HVAC	HVAC
CP001345	Air Handling Unit, Supply Fan	D-HVAC	HVAC
CP001343	Air Handling Unit, Supply Fan	D-HVAC	HVAC
CP000068	Condensing Unit	D-HVAC	HVAC
CP000066	Condensing Unit	D-HVAC	HVAC
CP000064	Condensing Unit	D-HVAC	HVAC
CP001107	Condensing Unit	D-HVAC	HVAC
CP001108	Condensing Unit	D-HVAC	HVAC
CP001109	Condensing Unit	D-HVAC	HVAC
CP000060	Condensing Unit	D-HVAC	HVAC
CP000062	Condensing Unit	D-HVAC	HVAC
CP001103	Connection, Fire Dept, Wall	D-FIRE	Fire
CP000070	Connection, Fire Dept, Wall	D-FIRE	Fire
CP000033	Disconnect	D-ELEC	Electrical
CP000030	Disconnect	D-ELEC	Electrical
CP000028	Disconnect	D-ELEC	Electrical
CP000069	Disconnect	D-ELEC	Electrical
CP000065	Disconnect	D-ELEC	Electrical
CP000067	Disconnect	D-ELEC	Electrical
CP001101	Disconnect	D-ELEC	Electrical
CP002344	Disconnect	D-ELEC	Electrical
CP001347	Disconnect	D-ELEC	Electrical
CP001348	Disconnect	D-ELEC	Electrical
CP001105	Disconnect	D-ELEC	Electrical
CP001104	Disconnect	D-ELEC	Electrical
CP001106	Disconnect	D-ELEC	Electrical
CP000061	Disconnect	D-ELEC	Electrical
CP000063	Disconnect	D-ELEC	Electrical
CP000029	Fan Coil Unit	D-HVAC	HVAC
CP000032	Fan Coil Unit	D-HVAC	HVAC
CP000027	Fan Coil Unit	D-HVAC	HVAC
CP002342	Generator, Portable	D-ELEC	Electrical
CP001344	Motor, Electric	D-ELEC	Electrical
CP001346	Motor, Electric	D-ELEC	Electrical
CP001102	Motor, Electric	D-ELEC	Electrical
CP002283	Panelboards, Switchboards	D-ELEC	Electrical
CP002281	Panelboards, Switchboards	D-ELEC	Electrical
CP002280	Valve, Hose, Connection	D-FIRE	Fire
CP002284	Air Conditioning Unit, Window	D-HVAC	HVAC
CP002069	Control Panel, PA System	D-FIRE	Fire
CP001319	Door, Emergency Alarm	D-FIRE	Fire
CP001320	Door, Emergency Alarm	D-FIRE	Fire
CP002338	Door, Emergency Alarm	D-FIRE	Fire
CP002339	Door, Emergency Alarm	D-FIRE	Fire
CP002340	Door, Emergency Alarm	D-FIRE	Fire
CP002341	Door, Emergency Alarm	D-FIRE	Fire
CP002238	Drinking Water System	D-HVAC	Plumbing
CP002239	Drinking Water System	D-HVAC	Plumbing
CP002241	Drinking Water System	D-HVAC	Plumbing
CP002242	Drinking Water System	D-HVAC	Plumbing
CP002244	Drinking Water System	D-HVAC	Plumbing

CP002246	Drinking Water System	D-HVAC	Plumbing
CP002248	Drinking Water System	D-HVAC	Plumbing
CP002343	Fan, Exhaust	D-HVAC	HVAC
CP002247	Faucet, Commercial	D-PLUMB	Plumbing
CP002114	Gate Valve	D-FIRE	Fire
CP002143	Gate Valve	D-FIRE	Fire
CP002178	Gate Valve	D-FIRE	Fire
CP002099	Gate Valve	D-FIRE	Fire
CP002093	Gate Valve	D-FIRE	Fire
CP002081	Gate Valve	D-FIRE	Fire
CP002111	Gate Valve	D-FIRE	Fire
CP002105	Gate Valve	D-FIRE	Fire
CP002087	Gate Valve	D-FIRE	Fire
CP002164	Gate Valve	D-FIRE	Fire
CP002139	Gate Valve	D-FIRE	Fire
CP002157	Gate Valve	D-FIRE	Fire
CP002171	Gate Valve	D-FIRE	Fire
CP002150	Gate Valve	D-FIRE	Fire
CP002279	Induction Unit	D-HVAC	HVAC
CP002221	Induction Unit	D-HVAC	HVAC
CP002222	Induction Unit	D-HVAC	HVAC
CP002223	Induction Unit	D-HVAC	HVAC
CP002252	Induction Unit	D-HVAC	HVAC
CP002260	Induction Unit	D-HVAC	HVAC
CP002261	Induction Unit	D-HVAC	HVAC
CP002262	Induction Unit	D-HVAC	HVAC
CP002330	Induction Unit	D-HVAC	HVAC
CP002331	Induction Unit	D-HVAC	HVAC
CP001314	Induction Unit	D-HVAC	HVAC
CP001313	Induction Unit	D-HVAC	HVAC
CP001290	Induction Unit	D-HVAC	HVAC
CP001292	Induction Unit	D-HVAC	HVAC
CP001285	Induction Unit	D-HVAC	HVAC
CP001286	Induction Unit	D-HVAC	HVAC
CP001255	Induction Unit	D-HVAC	HVAC
CP001254	Induction Unit	D-HVAC	HVAC
CP001227	Induction Unit	D-HVAC	HVAC
CP001228	Induction Unit	D-HVAC	HVAC
CP001231	Induction Unit	D-HVAC	HVAC
CP001229	Induction Unit	D-HVAC	HVAC
CP001230	Induction Unit	D-HVAC	HVAC
CP001236	Induction Unit	D-HVAC	HVAC
CP001235	Induction Unit	D-HVAC	HVAC
CP001195	Induction Unit	D-HVAC	HVAC
CP001206	Induction Unit	D-HVAC	HVAC
CP001205	Induction Unit	D-HVAC	HVAC
CP001303	Induction Unit	D-HVAC	HVAC
CP001304	Induction Unit	D-HVAC	HVAC
CP001264	Induction Unit	D-HVAC	HVAC
CP001265	Induction Unit	D-HVAC	HVAC
CP001266	Induction Unit	D-HVAC	HVAC
CP001267	Induction Unit	D-HVAC	HVAC

CP001268	Induction Unit	D-HVAC	HVAC
CP001256	Induction Unit	D-HVAC	HVAC
CP001257	Induction Unit	D-HVAC	HVAC
CP001258	Induction Unit	D-HVAC	HVAC
CP001315	Induction Unit	D-HVAC	HVAC
CP001316	Induction Unit	D-HVAC	HVAC
CP001317	Induction Unit	D-HVAC	HVAC
CP001287	Induction Unit	D-HVAC	HVAC
CP001288	Induction Unit	D-HVAC	HVAC
CP001289	Induction Unit	D-HVAC	HVAC
CP001282	Induction Unit	D-HVAC	HVAC
CP001283	Induction Unit	D-HVAC	HVAC
CP001277	Induction Unit	D-HVAC	HVAC
CP001278	Induction Unit	D-HVAC	HVAC
CP001279	Induction Unit	D-HVAC	HVAC
CP001244	Induction Unit	D-HVAC	HVAC
CP001305	Induction Unit	D-HVAC	HVAC
CP001318	Induction Unit	D-HVAC	HVAC
CP001302	Induction Unit	D-HVAC	HVAC
CP001276	Induction Unit	D-HVAC	HVAC
CP001275	Induction Unit	D-HVAC	HVAC
CP002253	Induction Unit	D-HVAC	HVAC
CP002254	Induction Unit	D-HVAC	HVAC
CP002326	Induction Unit	D-HVAC	HVAC
CP002067	Panel, Fire, Control	D-FIRE	Fire
CP002227	Panelboards, Switchboards	D-ELEC	Electrical
CP002228	Panelboards, Switchboards	D-ELEC	Electrical
CP002229	Panelboards, Switchboards	D-ELEC	Electrical
CP002101	Switch, Detector, Flow Vane	D-FIRE	Fire
CP002095	Switch, Detector, Flow Vane	D-FIRE	Fire
CP002166	Switch, Detector, Flow Vane	D-FIRE	Fire
CP002141	Switch, Detector, Flow Vane	D-FIRE	Fire
CP002159	Switch, Detector, Flow Vane	D-FIRE	Fire
CP002180	Switch, Detector, Flow Vane	D-FIRE	Fire
CP002173	Switch, Detector, Flow Vane	D-FIRE	Fire
CP002152	Switch, Detector, Flow Vane	D-FIRE	Fire
CP002083	Switch, Detector, Flow Vane	D-FIRE	Fire
CP002089	Switch, Detector, Flow Vane	D-FIRE	Fire
CP002113	Switch, Detector, Flow Vane	D-FIRE	Fire
CP002107	Switch, Detector, Flow Vane	D-FIRE	Fire
CP002103	Switch, Detector, Tamper	D-FIRE	Fire
CP002097	Switch, Detector, Tamper	D-FIRE	Fire
CP002091	Switch, Detector, Tamper	D-FIRE	Fire
CP002079	Switch, Detector, Tamper	D-FIRE	Fire
CP002109	Switch, Detector, Tamper	D-FIRE	Fire
CP002085	Switch, Detector, Tamper	D-FIRE	Fire
CP002162	Switch, Detector, Tamper	D-FIRE	Fire
CP002137	Switch, Detector, Tamper	D-FIRE	Fire
CP002155	Switch, Detector, Tamper	D-FIRE	Fire
CP002176	Switch, Detector, Tamper	D-FIRE	Fire
CP002169	Switch, Detector, Tamper	D-FIRE	Fire
CP002148	Switch, Detector, Tamper	D-FIRE	Fire

CP002357	Switch, Elevator Status Recall	D-FIRE	Fire
CP001333	Switch, Elevator Status Recall	D-FIRE	Fire
CP002282	Transformers	D-ELEC	Electrical
CP002165	Valve, Ball	D-FIRE	Fire
CP002140	Valve, Ball	D-FIRE	Fire
CP002158	Valve, Ball	D-FIRE	Fire
CP002179	Valve, Ball	D-FIRE	Fire
CP002151	Valve, Ball	D-FIRE	Fire
CP002100	Valve, Ball	D-FIRE	Fire
CP002094	Valve, Ball	D-FIRE	Fire
CP002082	Valve, Ball	D-FIRE	Fire
CP002112	Valve, Ball	D-FIRE	Fire
CP002106	Valve, Ball	D-FIRE	Fire
CP002088	Valve, Ball	D-FIRE	Fire
CP002145	Valve, Ball	D-FIRE	Fire
CP002172	Valve, Ball	D-FIRE	Fire
CP002074	Valve, Hose, Connection	D-FIRE	Fire
CP002070	Valve, Hose, Connection	D-FIRE	Fire
CP002073	Valve, Hose, Connection	D-FIRE	Fire
CP002071	Valve, Hose, Connection	D-FIRE	Fire
CP002076	Valve, Hose, Connection	D-FIRE	Fire
CP002075	Valve, Hose, Connection	D-FIRE	Fire
CP002072	Valve, Hose, Connection	D-FIRE	Fire
CP002160	Valve, Hose, Connection	D-FIRE	Fire
CP002135	Valve, Hose, Connection	D-FIRE	Fire
CP002153	Valve, Hose, Connection	D-FIRE	Fire
CP002142	Valve, Hose, Connection	D-FIRE	Fire
CP002174	Valve, Hose, Connection	D-FIRE	Fire
CP002167	Valve, Hose, Connection	D-FIRE	Fire
CP002146	Valve, Hose, Connection	D-FIRE	Fire
CP002090	Valve, OSY	D-FIRE	Fire
CP002084	Valve, OSY	D-FIRE	Fire
CP002136	Valve, OSY	D-FIRE	Fire
CP002154	Valve, OSY	D-FIRE	Fire
CP002147	Valve, OSY	D-FIRE	Fire
CP002096	Valve, OSY	D-FIRE	Fire
CP002102	Valve, OSY	D-FIRE	Fire
CP002161	Valve, OSY	D-FIRE	Fire
CP002078	Valve, OSY	D-FIRE	Fire
CP002108	Valve, OSY	D-FIRE	Fire
CP002175	Valve, OSY	D-FIRE	Fire
CP002168	Valve, OSY	D-FIRE	Fire
CP002305	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP002304	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP002329	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP002298	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP002299	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP002317	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP001077	AHU, Virtual	D-HVAC	HVAC
CP001073	AHU, Virtual	D-HVAC	HVAC
CP000034	AHU, Virtual	D-HVAC	HVAC
CP001142	AHU, Virtual	D-HVAC	HVAC

CP001070	Air Compressor	D-HVAC	HVAC
CP001066	Air Compressor	D-HVAC	HVAC
CP001150	Air Compressor	D-HVAC	HVAC
CP001149	Air Compressor	D-HVAC	HVAC
CP001153	Air Compressor Tank	D-PLUMB	HVAC
CP001193	Air Conditioning Unit	D-HVAC	HVAC
CP001010	Air Conditioning Unit	D-HVAC	HVAC
CP001366	Air Conditioning Unit	D-HVAC	HVAC
CP001217	Air Conditioning Unit, Portable	D-HVAC	HVAC
CP001218	Air Conditioning Unit, Portable	D-HVAC	HVAC
CP001219	Air Conditioning Unit, Portable	D-HVAC	HVAC
CP001216	Air Conditioning Unit, Portable	D-HVAC	HVAC
CP001154	Air Dryer	D-HVAC	HVAC
CP001057	Air Handling Unit, Booster Fan	D-HVAC	HVAC
CP001125	Air Handling Unit, Booster Fan	D-HVAC	HVAC
CP001178	Air Handling Unit, Booster Fan	D-HVAC	HVAC
CP001143	Air Handling Unit, Return Fan	D-HVAC	HVAC
CP001074	Air Handling Unit, Supply Fan	D-HVAC	HVAC
CP001037	Air Handling Unit, Supply Fan	D-HVAC	HVAC
CP001078	Air Handling Unit, Supply Fan	D-HVAC	HVAC
CP002193	Automatic Transfer Switch	D-CONVEY	Electrical
CP002191	Automatic Transfer Switch	D-CONVEY	Electrical
CP002187	Automatic Transfer Switch	D-CONVEY	Electrical
CP002186	Automatic Transfer Switch	D-CONVEY	Electrical
CP001004	Back flow preventer	D-PLUMB	Plumbing
CP000042	Back flow preventer	D-PLUMB	Plumbing
CP001187	Back flow preventer	D-PLUMB	Plumbing
CP002265	Condensate Receiver	D-PLUMB	HVAC
CP001071	Control Panel	D-HVAC	HVAC
CP000044	Control Panel	D-HVAC	HVAC
CP001076	Control Panel	D-HVAC	HVAC
CP002275	Control Panel, Chilled Water Inlet	D-HVAC	HVAC
CP002276	Control Panel, Chilled Water Inlet	D-HVAC	HVAC
CP001119	Control Panel, HVAC	D-HVAC	HVAC
CP001120	Control Panel, HVAC	D-HVAC	HVAC
CP001155	Control Panel, HVAC	D-HVAC	HVAC
CP001034	Disconnect	D-ELEC	Electrical
CP001058	Disconnect	D-ELEC	Electrical
CP001030	Disconnect	D-ELEC	Electrical
CP001036	Disconnect	D-ELEC	Electrical
CP001038	Disconnect	D-ELEC	Electrical
CP002352	Disconnect	D-ELEC	Electrical
CP002350	Disconnect	D-ELEC	Electrical
CP002351	Disconnect	D-ELEC	Electrical
CP001156	Disconnect	D-ELEC	Electrical
CP001192	Disconnect	D-ELEC	Electrical
CP001137	Disconnect	D-ELEC	Electrical
CP001136	Disconnect	D-ELEC	Electrical
CP001165	Disconnect	D-ELEC	Electrical
CP001164	Disconnect	D-ELEC	Electrical
CP002263	Disconnect	D-ELEC	Electrical
CP002264	Disconnect	D-ELEC	Electrical

CP001166	Disconnect	D-ELEC	Electrical
CP001186	Disconnect	D-ELEC	Electrical
CP001185	Disconnect	D-ELEC	Electrical
CP002349	Disconnect	D-ELEC	Electrical
CP002231	Disconnect	D-ELEC	Electrical
CP002194	Disconnect	D-ELEC	Electrical
CP002195	Disconnect	D-ELEC	Electrical
CP002196	Disconnect	D-ELEC	Electrical
CP001064	Disconnect	D-ELEC	Electrical
CP001068	Disconnect	D-ELEC	Electrical
CP001194	Disconnect	D-ELEC	Electrical
CP002189	Disconnect	D-ELEC	Electrical
CP001024	Disconnect	D-ELEC	Electrical
CP001027	Disconnect	D-ELEC	Electrical
CP001080	Disconnect	D-ELEC	Electrical
CP000015	Disconnect	D-ELEC	Electrical
CP000040	Disconnect	D-ELEC	Electrical
CP000035	Disconnect	D-ELEC	Electrical
CP000077	Dishwasher	D-PLUMB	Plumbing
CP001321	Door, Emergency Alarm	D-FIRE	Fire
CP001322	Door, Emergency Alarm	D-FIRE	Fire
CP000045	Drain Valve	D-FIRE	Fire
CP000052	Drain Valve	D-FIRE	Fire
CP001002	Drain Valve	D-FIRE	Fire
CP001093	Drinking fountains	D-PLUMB	Plumbing
CP001096	Drinking fountains	D-PLUMB	Plumbing
CP002259	Drinking Water System	D-HVAC	Plumbing
CP002312	Drinking Water System	D-HVAC	Plumbing
CP002320	Drinking Water System	D-HVAC	Plumbing
CP002313	Drinking Water System	D-HVAC	Plumbing
CP001141	Duct Detector	D-FIRE	HVAC
CP001188	Duct Detector	D-FIRE	HVAC
CP001140	Duct Detector	D-FIRE	HVAC
CP001087	Duct Detector	D-FIRE	HVAC
CP001088	Duct Detector	D-FIRE	HVAC
CP001090	Duct Detector	D-FIRE	HVAC
CP001089	Duct Detector	D-FIRE	HVAC
CP000055	Fan Coil Unit	D-HVAC	HVAC
CP001040	Fan, Exhaust	D-HVAC	HVAC
CP001045	Fan, Exhaust	D-HVAC	HVAC
CP001044	Fan, Exhaust	D-HVAC	HVAC
CP001110	Fan, Exhaust	D-HVAC	HVAC
CP001190	Fan, Exhaust	D-HVAC	HVAC
CP001127	Fan, Exhaust	D-HVAC	HVAC
CP001129	Fan, Exhaust	D-HVAC	HVAC
CP001084	Fan, Exhaust	D-HVAC	HVAC
CP002271	Fan, Exhaust	D-HVAC	HVAC
CP002272	Fan, Exhaust	D-HVAC	HVAC
CP002323	Fan, Exhaust	D-HVAC	HVAC
CP001046	Fan, Exhaust	D-HVAC	HVAC
CP001047	Fan, Exhaust	D-HVAC	HVAC
CP001042	Fan, Exhaust	D-HVAC	HVAC

CP001020	Faucet, Commercial	D-PLUMB	Plumbing
CP001095	Faucet, Commercial	D-PLUMB	Plumbing
CP002251	Faucet, Commercial	D-PLUMB	Plumbing
CP002240	Faucet, Commercial	D-PLUMB	Plumbing
CP002250	Faucet, Commercial	D-PLUMB	Plumbing
CP002243	Faucet, Commercial	D-PLUMB	Plumbing
CP002245	Faucet, Commercial	D-PLUMB	Plumbing
CP002249	Faucet, Commercial	D-PLUMB	Plumbing
CP001003	Gate Valve	D-FIRE	Fire
CP001005	Gate Valve	D-FIRE	Fire
CP001171	Gate Valve	D-FIRE	Fire
CP001351	Gate Valve	D-FIRE	Fire
CP002356	Gate Valve	D-FIRE	Fire
CP001338	Gate Valve, Drain	D-FIRE	Fire
CP001174	Gate Valve, Drain	D-FIRE	Fire
CP001350	Gate Valve, Drain	D-FIRE	Fire
CP001189	Heat Exchanger	D-HVAC	HVAC
CP001122	Heat Exchanger	D-HVAC	HVAC
CP001177	Heat Exchanger	D-HVAC	HVAC
CP000076	Ice Machine	D-HVAC	HVAC
CP000054	Ice Machine	D-HVAC	HVAC
CP000008	Indicating Appliance, Strobe	D-FIRE	Fire
CP000009	Indicating Appliance, Strobe	D-FIRE	Fire
CP000019	Indicating Appliance, Strobe	D-FIRE	Fire
CP000020	Indicating Appliance, Strobe	D-FIRE	Fire
CP000022	Indicating Appliance, Strobe	D-FIRE	Fire
CP000023	Indicating Appliance, Strobe	D-FIRE	Fire
CP000037	Indicating Appliance, Strobe	D-FIRE	Fire
CP000038	Indicating Appliance, Strobe	D-FIRE	Fire
CP000005	Indicating Appliance, Strobe/Speaker	D-FIRE	Fire
CP000006	Indicating Appliance, Strobe/Speaker	D-FIRE	Fire
CP000007	Indicating Appliance, Strobe/Speaker	D-FIRE	Fire
CP000018	Indicating Appliance, Strobe/Speaker	D-FIRE	Fire
CP000021	Indicating Appliance, Strobe/Speaker	D-FIRE	Fire
CP000025	Indicating Appliance, Strobe/Speaker	D-FIRE	Fire
CP000003	Indicating Appliance, Strobe/Speaker	D-FIRE	Fire
CP002219	Induction Unit	D-HVAC	HVAC
CP002220	Induction Unit	D-HVAC	HVAC
CP002255	Induction Unit	D-HVAC	HVAC
CP002256	Induction Unit	D-HVAC	HVAC
CP002257	Induction Unit	D-HVAC	HVAC
CP002258	Induction Unit	D-HVAC	HVAC
CP001306	Induction Unit	D-HVAC	HVAC
CP001307	Induction Unit	D-HVAC	HVAC
CP001308	Induction Unit	D-HVAC	HVAC
CP001323	Induction Unit	D-HVAC	HVAC
CP001331	Induction Unit	D-HVAC	HVAC
CP001332	Induction Unit	D-HVAC	HVAC
CP001299	Induction Unit	D-HVAC	HVAC
CP001300	Induction Unit	D-HVAC	HVAC
CP001301	Induction Unit	D-HVAC	HVAC
CP001291	Induction Unit	D-HVAC	HVAC

CP001293	Induction Unit	D-HVAC	HVAC
CP001294	Induction Unit	D-HVAC	HVAC
CP001295	Induction Unit	D-HVAC	HVAC
CP001296	Induction Unit	D-HVAC	HVAC
CP001297	Induction Unit	D-HVAC	HVAC
CP001298	Induction Unit	D-HVAC	HVAC
CP001245	Induction Unit	D-HVAC	HVAC
CP001247	Induction Unit	D-HVAC	HVAC
CP001248	Induction Unit	D-HVAC	HVAC
CP001249	Induction Unit	D-HVAC	HVAC
CP001250	Induction Unit	D-HVAC	HVAC
CP001252	Induction Unit	D-HVAC	HVAC
CP001253	Induction Unit	D-HVAC	HVAC
CP001246	Induction Unit	D-HVAC	HVAC
CP001251	Induction Unit	D-HVAC	HVAC
CP001271	Induction Unit	D-HVAC	HVAC
CP001272	Induction Unit	D-HVAC	HVAC
CP001273	Induction Unit	D-HVAC	HVAC
CP001274	Induction Unit	D-HVAC	HVAC
CP001270	Induction Unit	D-HVAC	HVAC
CP001269	Induction Unit	D-HVAC	HVAC
CP001263	Induction Unit	D-HVAC	HVAC
CP001262	Induction Unit	D-HVAC	HVAC
CP001259	Induction Unit	D-HVAC	HVAC
CP001260	Induction Unit	D-HVAC	HVAC
CP001261	Induction Unit	D-HVAC	HVAC
CP001225	Induction Unit	D-HVAC	HVAC
CP001226	Induction Unit	D-HVAC	HVAC
CP001237	Induction Unit	D-HVAC	HVAC
CP001238	Induction Unit	D-HVAC	HVAC
CP001239	Induction Unit	D-HVAC	HVAC
CP001243	Induction Unit	D-HVAC	HVAC
CP001242	Induction Unit	D-HVAC	HVAC
CP001240	Induction Unit	D-HVAC	HVAC
CP001241	Induction Unit	D-HVAC	HVAC
CP001233	Induction Unit	D-HVAC	HVAC
CP001234	Induction Unit	D-HVAC	HVAC
CP001232	Induction Unit	D-HVAC	HVAC
CP001196	Induction Unit	D-HVAC	HVAC
CP001207	Induction Unit	D-HVAC	HVAC
CP001208	Induction Unit	D-HVAC	HVAC
CP001209	Induction Unit	D-HVAC	HVAC
CP001210	Induction Unit	D-HVAC	HVAC
CP001212	Induction Unit	D-HVAC	HVAC
CP001213	Induction Unit	D-HVAC	HVAC
CP001215	Induction Unit	D-HVAC	HVAC
CP002224	Induction Unit	D-HVAC	HVAC
CP001312	Induction Unit	D-HVAC	HVAC
CP001311	Induction Unit	D-HVAC	HVAC
CP001309	Induction Unit	D-HVAC	HVAC
CP001310	Induction Unit	D-HVAC	HVAC
CP001325	Induction Unit	D-HVAC	HVAC

CP001326	Induction Unit	D-HVAC	HVAC
CP001327	Induction Unit	D-HVAC	HVAC
CP001328	Induction Unit	D-HVAC	HVAC
CP001329	Induction Unit	D-HVAC	HVAC
CP001330	Induction Unit	D-HVAC	HVAC
CP001284	Induction Unit	D-HVAC	HVAC
CP002300	Induction Unit	D-HVAC	HVAC
CP001280	Induction Unit	D-HVAC	HVAC
CP001281	Induction Unit	D-HVAC	HVAC
CP001222	Induction Unit	D-HVAC	HVAC
CP001223	Induction Unit	D-HVAC	HVAC
CP001224	Induction Unit	D-HVAC	HVAC
CP001197	Induction Unit	D-HVAC	HVAC
CP001211	Induction Unit	D-HVAC	HVAC
CP001214	Induction Unit	D-HVAC	HVAC
CP001203	Induction Unit	D-HVAC	HVAC
CP001204	Induction Unit	D-HVAC	HVAC
CP001202	Induction Unit	D-HVAC	HVAC
CP001200	Induction Unit	D-HVAC	HVAC
CP001199	Induction Unit	D-HVAC	HVAC
CP001198	Induction Unit	D-HVAC	HVAC
CP001201	Induction Unit	D-HVAC	HVAC
CP001334	Induction Unit	D-HVAC	HVAC
CP000072	Kitchen Chemical Fire Suppression System	D-FIRE	Fire
CP000071	Kitchen Hood System	D-HVAC	HVAC
CP000056	Kitchen Hood System	D-HVAC	HVAC
CP001050	Motor, Electric	D-ELEC	Electrical
CP001054	Motor, Electric	D-ELEC	Electrical
CP002273	Motor, Electric	D-ELEC	Electrical
CP001082	Motor, Electric	D-ELEC	Electrical
CP001041	Motor, Electric	D-ELEC	Electrical
CP001151	Motor, Electric	D-ELEC	Electrical
CP001029	Motor, Electric	D-ELEC	Electrical
CP001111	Motor, Electric	D-ELEC	Electrical
CP001132	Motor, Electric	D-ELEC	Electrical
CP001134	Motor, Electric	D-ELEC	Electrical
CP001075	Motor, Electric	D-ELEC	Electrical
CP001144	Motor, Electric	D-ELEC	Electrical
CP002266	Motor, Electric	D-ELEC	Electrical
CP002268	Motor, Electric	D-ELEC	Electrical
CP001065	Motor, Electric	D-ELEC	Electrical
CP001069	Motor, Electric	D-ELEC	Electrical
CP001152	Motor, Electric	D-ELEC	Electrical
CP001183	Motor, Electric	D-ELEC	Electrical
CP001182	Motor, Electric	D-ELEC	Electrical
CP001160	Motor, Electric	D-ELEC	Electrical
CP001162	Motor, Electric	D-ELEC	Electrical
CP001056	Motor, Electric	D-ELEC	Electrical
CP001033	Motor, Electric	D-ELEC	Electrical
CP001191	Motor, Electric	D-ELEC	Electrical
CP001079	Motor, Electric	D-ELEC	Electrical
CP001126	Motor, Electric	D-ELEC	Electrical

CP001179	Motor, Electric	D-ELEC	Electrical
CP001128	Motor, Electric	D-ELEC	Electrical
CP001130	Motor, Electric	D-ELEC	Electrical
CP000073	Oven / Range Unit	D-HVAC	Appliance
CP000057	Oven / Range Unit	D-HVAC	Appliance
CP000026	Panel, Fire, Annunciator	D-FIRE	Fire
CP000011	Panel, Fire, Control	D-FIRE	Fire
CP000010	Panel, Fire, Control	D-FIRE	Fire
CP001016	Panel, Fire, Control	D-FIRE	Fire
CP000012	Panel, Fire, Power Supply	D-FIRE	Fire
CP002213	Panelboards, Switchboards	D-ELEC	Electrical
CP002190	Panelboards, Switchboards	D-ELEC	Electrical
CP002210	Panelboards, Switchboards	D-ELEC	Electrical
CP002198	Panelboards, Switchboards	D-ELEC	Electrical
CP002201	Panelboards, Switchboards	D-ELEC	Electrical
CP002205	Panelboards, Switchboards	D-ELEC	Electrical
CP002208	Panelboards, Switchboards	D-ELEC	Electrical
CP002214	Panelboards, Switchboards	D-ELEC	Electrical
CP002232	Panelboards, Switchboards	D-ELEC	Electrical
CP002202	Panelboards, Switchboards	D-ELEC	Electrical
CP002206	Panelboards, Switchboards	D-ELEC	Electrical
CP002209	Panelboards, Switchboards	D-ELEC	Electrical
CP002215	Panelboards, Switchboards	D-ELEC	Electrical
CP002216	Panelboards, Switchboards	D-ELEC	Electrical
CP002233	Panelboards, Switchboards	D-ELEC	Electrical
CP002234	Panelboards, Switchboards	D-ELEC	Electrical
CP002183	Panelboards, Switchboards	D-ELEC	Electrical
CP002182	Panelboards, Switchboards	D-ELEC	Electrical
CP001116	Panelboards, Switchboards	D-ELEC	Electrical
CP001117	Panelboards, Switchboards	D-ELEC	Electrical
CP002203	Panelboards, Switchboards	D-ELEC	Electrical
CP002185	Panelboards, Switchboards	D-ELEC	Electrical
CP002200	Panelboards, Switchboards	D-ELEC	Electrical
CP002211	Panelboards, Switchboards	D-ELEC	Electrical
CP002218	Panelboards, Switchboards	D-ELEC	Electrical
CP002236	Panelboards, Switchboards	D-ELEC	Electrical
CP000053	Panelboards, Switchboards	D-ELEC	Electrical
CP002181	Panelboards, Switchboards	D-ELEC	Electrical
CP001021	Panelboards, Switchboards	D-ELEC	Electrical
CP001013	Panelboards, Switchboards	D-ELEC	Electrical
CP001014	Panelboards, Switchboards	D-ELEC	Electrical
CP001048	Panelboards, Switchboards	D-ELEC	Electrical
CP001052	Panelboards, Switchboards	D-ELEC	Electrical
CP000013	Panelboards, Switchboards	D-ELEC	Electrical
CP000014	Panelboards, Switchboards	D-ELEC	Electrical
CP001062	Panelboards, Switchboards	D-ELEC	Electrical
CP001063	Panelboards, Switchboards	D-ELEC	Electrical
CP001220	Panelboards, Switchboards	D-ELEC	Electrical
CP001367	Panelboards, Switchboards	D-ELEC	Electrical
CP001012	Panelboards, Switchboards	D-ELEC	Electrical
CP001015	Panelboards, Switchboards	D-ELEC	Electrical
CP002230	Panelboards, Switchboards	D-ELEC	Electrical

CP000041	Pump, Booster	D-PLUMB	Plumbing
CP002267	Pump, Condensate	D-PLUMB	Plumbing
CP002269	Pump, Condensate	D-PLUMB	Plumbing
CP001055	Pump, Diaphragm	D-PLUMB	Plumbing
CP001181	Pump, Hot Water	D-PLUMB	Plumbing
CP001180	Pump, Hot Water	D-PLUMB	Plumbing
CP001133	Pump, Recirculation	D-PLUMB	Plumbing
CP001131	Pump, Recirculation	D-PLUMB	Plumbing
CP001159	Pump, Recirculation	D-PLUMB	Plumbing
CP001161	Pump, Recirculation	D-PLUMB	Plumbing
CP002274	Pump, Water	D-PLUMB	Plumbing
CP002278	Refrigerator	D-HVAC	HVAC
CP000075	Refrigerator, Reach In	D-HVAC	HVAC
CP000017	Refrigerator, Reach In	D-HVAC	HVAC
CP000058	Refrigerator, Reach In	D-HVAC	HVAC
CP001339	Switch, Detector, Flow Vane	D-FIRE	Fire
CP001354	Switch, Detector, Flow Vane	D-FIRE	Fire
CP001170	Switch, Detector, Flow Vane	D-FIRE	Fire
CP000051	Switch, Detector, Flow Vane	D-FIRE	Fire
CP002355	Switch, Detector, Flow Vane	D-FIRE	Fire
CP001008	Switch, Detector, Flow Vane	D-FIRE	Fire
CP000047	Switch, Detector, Tamper	D-FIRE	Fire
CP000050	Switch, Detector, Tamper	D-FIRE	Fire
CP001336	Switch, Detector, Tamper	D-FIRE	Fire
CP002226	Switch, Detector, Tamper	D-FIRE	Fire
CP001169	Switch, Detector, Tamper	D-FIRE	Fire
CP002354	Switch, Detector, Tamper	D-FIRE	Fire
CP002197	Switchgear, 460v	D-ELEC	Electrical
CP001072	Tank, Compressed Air	D-HVAC	HVAC
CP001067	Tank, Compressed Air	D-HVAC	HVAC
CP002204	Transformers	D-ELEC	Electrical
CP002212	Transformers	D-ELEC	Electrical
CP002207	Transformers	D-ELEC	Electrical
CP002184	Transformers	D-ELEC	Electrical
CP002217	Transformers	D-ELEC	Electrical
CP002235	Transformers	D-ELEC	Electrical
CP002237	Transformers	D-ELEC	Electrical
CP001011	Transformers	D-ELEC	Electrical
CP001006	Valve, Ball	D-FIRE	Fire
CP001349	Valve, Ball	D-FIRE	Fire
CP001352	Valve, Ball	D-FIRE	Fire
CP001172	Valve, Ball	D-FIRE	Fire
CP001001	Valve, Butterfly	D-FIRE	Fire
CP001007	Valve, Check	D-FIRE	Fire
CP000048	Valve, Check	D-FIRE	Fire
CP001337	Valve, Check	D-FIRE	Fire
CP001340	Valve, Check	D-FIRE	Fire
CP001167	Valve, Hose, Connection	D-FIRE	Fire
CP001168	Valve, OSY	D-FIRE	Fire
CP002353	Valve, OSY	D-FIRE	Fire
CP000046	Valve, OSY	D-FIRE	Fire
CP000049	Valve, OSY	D-FIRE	Fire

CP002225	Valve, OSY	D-FIRE	Fire
CP001335	Valve, OSY	D-FIRE	Fire
CP002336	Valve, Pressure Reducing	D-PLUMB	Plumbing
CP001138	Valve, Pressure Reducing	D-PLUMB	Plumbing
CP001139	Valve, Pressure Reducing	D-PLUMB	Plumbing
CP002235	Valve, Pressure Reducing	D-PLUMB	Plumbing
CP002234	Valve, Pressure Reducing	D-PLUMB	Plumbing
CP001124	Valve, Pressure Reducing	D-PLUMB	Plumbing
CP002337	Valve, Pressure Reducing	D-PLUMB	Plumbing
CP001221	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP001362	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP001361	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP001355	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP002309	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP002310	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP001363	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP001364	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP001365	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP002295	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP001356	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP001357	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP001358	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP001360	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP002332	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP002327	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP002328	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP002325	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP002321	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP002322	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP002324	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP002307	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP002308	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP002311	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP002306	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP002316	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP002302	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP002303	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP002301	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP002333	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP002296	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP002297	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP002285	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP002290	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP002291	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP002286	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP002287	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP002294	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP002288	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP002318	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP002319	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP002314	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP002315	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC

CP002293	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP002292	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP002289	VAV Box, Direct Digital Control (DDC)	D-HVAC	HVAC
CP000043	Water Filters, Potable	D-PLUMB	Plumbing

Equipment Subtype	Manufacturer	Model Number
4210EQUIP	SILKNGT	5129
4510PLUMBING	WINGERT	5HD
4510PLUMBING	WINGERT	5HD
4510PLUMBING	WINGERT	5HD
4120ACEQUIP	SQUARED	
4120ACEQUIP	SQUARED	
4120ACEQUIP	SQUARED	
4120ACEQUIP	SQUARED	
4120ACEQUIP	UNK	
4120ACEQUIP	SQUARED	
4120ACEQUIP	UNK	
4120ACEQUIP	SIEMENS	
4120ACEQUIP	SIEMENS	
6310TRAFFIC	CHMBRLAN	6H502362
6310TRAFFIC	OVERHEAD	JST-503
6310TRAFFIC	OVERHEAD	JST-503
6310TRAFFIC	UNK	
3950WNCHHSTCRN	DUFFLYNX	TL-1000
4120EQUIP	BELGROSS	
4520SPACEH23	REZNOR	
4520SPACEH23	REZNOR	
4510PLUMBING	GE	CSB8215SFEX
4510PLUMBING	RHEEM	E120-36-G
4510PLUMBING	LOCHINVR	EWN300P
4210EQUIP	WARD	
4210EQUIP	STOCKHAM	
7320KITEQUIP	KENMORE	721.623692
6105MOTORS	SQUARE D	4
4610PURIFICATION	CULLHAM	
6350MISC	NOTIFIER	
6350MISC	NOTIFIER	
6350MISC	NOTIFIER	
6350MISC	NOTIFIER	
6350MISC	SIEMENS	
6350MISC	SIEMENS	
6350MISC	SIEMENS	
6350MISC	SIEMENS	
6350MISC	SIEMENS	
6350MISC	SIEMENS	
6350MISC	NOTIFIER	
6350MISC	NOTIFIER	
6350MISC	FCI	
6350MISC	FCI	
6350MISC	FCI	
6150MISCELECT	LAWLER	805
4520SPACEH49	MARENG	MUH154
4520SPACEH49	MARENG	MUH154
4520SPACEH50	MARENG	MUH158
4520SPACEH50	MARENG	MUH158

[illegible]

6350MISC	FCI	
Air Handler	CARRIER	48HJD008-511
Air Handler Supply Fan	NYBLOWCO	10073A5
Air Handler Supply Fan	NYBLOWCO	10533AF
Condensing Unit	CARRIER	384XA030330
Condensing Unit	CARRIER	384XA036330
Condensing Unit	CARRIER	384XA048330
Condensing Unit	CARRIER	38AKS016
Condensing Unit	CARRIER	38ARD014
Condensing Unit	CARRIER	38HDC018341
Condensing Unit	EMI	SHC24DEA000AA0A
Condensing Unit	TRANE	TTA060D300A0
Wall Connection	AUTOSPKR	
Wall Connection	AUTOSPKR	
Disconnect Switch	GE	266208
Disconnect Switch	GE	266208
Disconnect Switch	GE	266208
Disconnect Switch	GE	266211-B
Disconnect Switch	GE	266211-B
Disconnect Switch	GE	266211-B
Disconnect Switch	CUTLER	30-19344
Disconnect Switch	MERGREEN	CM2500HE
Disconnect Switch	GE	NP1578002B
Disconnect Switch	GE	NP1578002B
Disconnect Switch	CUTLER	
Disconnect Switch	CUTLER	
Disconnect Switch	CUTLER	
Disconnect Switch	SQUARE D	
Disconnect Switch	SQUARE D	
Fan Coil Unit	CARRIER	FX3BNF036
Fan Coil Unit	CARRIER	FX4BNF030
Fan Coil Unit	CARRIER	FX4BNF048
Generator	CATRPILR	3512
Motor	MARATHON	BD444TTFS6036DVR
Motor	MARATHON	BD444TTFS6036DVR
Motor	UNK	
Switchboard	SQUARE D	1218939569003000
Switchboard	SQUARE D	1218939569004000
Valve	POW	21-132-1
Air Conditioner	BAROL	WA102-A05XPXXXJ
Panel	FCI	FirevacIII
Door	LOCKNTCS	77441
Door	LOCKNTCS	77441
Door	LOCKNTCS	113-94-E
Door	LOCKNTCS	113-94-E
Door	LOCKNTCS	113-94-E
Door	LOCKNTCS	113-94-E
Drinking Water	TAYLOR	
Drinking Water	TAYLOR	
Drinking Water	TAYLOR	
Drinking Water	TAYLOR	
Drinking Water	TAYLOR	

[illegible]

[illegible]

Switch	UNK	
Switch	UNK	
Transformer	SQUARED	30T3H
Valve	NIBCO	400W0B
Valve	NIBCO	400W0B
Valve	NIBCO	400W0B
Valve	NIBCO	400W0B
Valve	NIBCO	400W0B
Valve	NIBCO	400WOG
Valve	NIBCO	400WOG
Valve	NIBCO	400WOG
Valve	NIBCO	400WOG
Valve	NIBCO	400WOG
Valve	NIBCO	
Valve	POW	878A
Valve	POW	878A
Valve	POW	878A
Valve	POW	878A
Valve	POW	878A
Valve	POW	878A
Valve	POW	878A
Valve	POW	878A
Valve	POW	878A
Valve	POW	878A
Valve	POW	878A
Valve	POW	878A
Valve	POW	878A
Valve	POW	878A
Valve	GRINNELL	66
Valve	GRINNELL	66
Valve	GRINNELL	66
Valve	GRINNELL	66
Valve	GRINNELL	66
Valve	FAIRBANK	175-W
Valve	FAIRBANK	175-W
Valve	FAIRBANK	175-W
Valve	UNK	
Valve	KNDY	
Valve	KNDY	
Valve	KNDY	
Vav Box	ENVTECH	SSD-WC11
Vav Box	ENVTECH	
Vav Box	ENVTECH	
Vav Box	ENVTECH	
Vav Box	ENVTECH	
Vav Box	ENVTECH	
Air Handler	CARRIER	40RM-014-H611VC
Air Handler	CARRIER	ULP39MN17B0050EQ
Air Handler	AEX	
Air Handler	UNK	

[illegible]

Disconnect Switch	SQUARE D	40274-368-01
Disconnect Switch	SQUARE D	40274-386-01
Disconnect Switch	SQUARE D	40274-386-01
Disconnect Switch	SQUARE D	40274-750-02
Disconnect Switch	SQUARE D	40275-924-01
Disconnect Switch	WESTGHSE	HFN361
Disconnect Switch	WESTGHSE	HFN362
Disconnect Switch	WESTGHSE	HFN363
Disconnect Switch	ITE	JU321
Disconnect Switch	ITE	JU321
Disconnect Switch	SQUARE D	SDG42
Disconnect Switch	ITE	SN423
Disconnect Switch	CUTLER	
Disconnect Switch	CUTLER	
Disconnect Switch	CUTLER	
Disconnect Switch	SQUARE D	
Disconnect Switch	SQUARE D	
Disconnect Switch	UNK	
Dishwasher	FRIGDARE	FDBS956C0
Door	LOCKNTCS	77441
Door	LOCKNTCS	77441
Valve	UNK	FIG 125 SUL
Valve	UNK	FIG 125 SUL
Valve	CENTRAL	U94
Drinking Water	SUNROC	
Drinking Water	SUNROC	
Drinking Water	TAYLOR	
Drinking Water	TAYLOR	
Drinking Water	TAYLOR	
Drinking Water	TAYLOR	
Duct Detector	FENWAL	DH-21
Duct Detector	FENWAL	DH-21
Duct Detector	FENWAL	DH-21
Duct Detector	UNK	
Duct Detector	UNK	
Duct Detector	UNK	
Duct Detector	UNK	
Fan Coil Unit	EMI	
Exhaust Fan	PENN	40337
Exhaust Fan	LORNCOOK	185100
Exhaust Fan	LORNCOOK	185100
Exhaust Fan	WINDMAST	DCK2415
Exhaust Fan	ACME	PN365M
Exhaust Fan	ACME	XB120H
Exhaust Fan	ACME	XB137J
Exhaust Fan	PENN	Z-105/H
Exhaust Fan	WINDMAST	
Exhaust Fan	UNK	
Exhaust Fan	ACME	
Exhaust Fan	UNK	
Exhaust Fan	UNK	
Exhaust Fan	UNK	

[illegible]

[illegible]

Induction Unit	MCQUAY	SEASON MAKER
Induction Unit	MCQUAY	SEASON MAKER
Induction Unit	MCQUAY	SEASON MAKER
Induction Unit	MCQUAY	SEASON MAKER
Induction Unit	MCQUAY	SEASON MAKER
Induction Unit	MCQUAY	SEASON MAKER
Induction Unit	MCQUAY	SEASON MAKER
Induction Unit	MCQUAY	SEASON MAKER
Induction Unit	MCQUAY	SEASON MAKER
Induction Unit	MCQUAY	SEASON MAKER
Induction Unit	MCQUAY	SEASON MAKER
Induction Unit	MCQUAY	SEASON MAKER
Induction Unit	MCQUAY	SEASON MAKER
Induction Unit	MCQUAY	SEASON MAKER
Induction Unit	MCQUAY	SEASON MAKER
Induction Unit	MCQUAY	SEASON MAKER
Induction Unit	MCQUAY	SEASON MAKER
Induction Unit	MCQUAY	SEASON MAKER
Induction Unit	MCQUAY	SEASON MAKER
Induction Unit	MCQUAY	SEASON MAKER
Induction Unit	MCQUAY	SEASON MAKER
Induction Unit	MCQUAY	SEASON MAKER
Fire Suppression	GUARDIAN	G300A
Hood	BROAN	88,000C
Hood	BROAN	88,000C
Motor	AOSMITH	2101
Motor	AOSMITH	2802
Motor	BELGROSS	189105
Motor	BELGROSS	1B6060
Motor	BALDOR	36A001X874H1
Motor	BALDOR	36B01Y46
Motor	AOSMITH	3A02
Motor	GE	5KHC37KN13S
Motor	MARATHON	5VM184TTDR70260F
Motor	MARATHON	5VM184TTDR70260F
Motor	CARRIER	93MR1127CA310X0X
Motor	TOSHIBA	BO304FLF3UHW02
Motor	MARATHON	BV356T34D5526BP
Motor	MARATHON	BV356T34D5526BP
Motor	MAGNETEK	R213
Motor	MAGNETEK	R213
Motor	LINCOLN	SSD4P5T61AP21
Motor	MARATHON	SUL145TTDR5326AA
Motor	MARATHON	SUL145TTDR5326AA
Motor	MARATHON	SUM184TTDR7026DF
Motor	MARATHON	SUM184TTDR7026DF
Motor	WEGMAN	T-10
Motor	RELIANCE	
Motor	UNK	
Motor	CARRIER	
Motor	UNK	

Motor	UNK	
Motor	UNK	
Motor	UNK	
Oven	KENMORE	665.951233
Oven	MAYTAG	
Panel	NOTIFIER	
Panel	FIREWTCH	411UPAC
Panel	NOTIFIER	AFP-200
Panel	CERBENS	PYROTRONIC
Panel	UNK	FCPS24S6
Switchboard	SQUARE D	44-10180-10
Switchboard	SQUARE D	44-10180-10
Switchboard	SQUARE D	44-10180-10
Switchboard	SQUARE D	44-10180-10
Switchboard	SQUARE D	44-10180-10
Switchboard	SQUARE D	44-10180-10
Switchboard	SQUARE D	44-10180-10
Switchboard	SQUARE D	44-10180-10
Switchboard	SQUARE D	44-10180-10
Switchboard	SQUARE D	44-10180-10
Switchboard	SQUARE D	44-10180-10
Switchboard	SQUARE D	44-10180-10
Switchboard	SQUARE D	44-10180-10
Switchboard	SQUARE D	44-10180-10
Switchboard	SQUARE D	44-10180-10
Switchboard	SQUARE D	44-10180-10
Switchboard	SQUARE D	44-10180-10
Switchboard	SQUARE D	B8-0030-230-01
Switchboard	SQUARE D	C8-0103-368-27
Switchboard	SQUARE D	NQ0D430M100CN
Switchboard	SQUARE D	NQ0D442L225CN
Switchboard	SQUARE D	NQ0D442L225CN
Switchboard	SQUARE D	NQOD442L225CU
Switchboard	SQUARE D	NQOD442L225CU
Switchboard	SQUARE D	NQOD442L225CU
Switchboard	SQUARE D	NQOD442L225CU
Switchboard	SQUARE D	NQOD442L400
Switchboard	SQUARE D	NQODQB
Switchboard	SIEMENS	P1C42LH100CTS
Switchboard	SIEMENS	P1C42ML250CTS
Switchboard	SIEMENS	P1C42QH225CTS
Switchboard	SIEMENS	P1X42MC250C
Switchboard	SIEMENS	P1X42MC250C
Switchboard	CUTLERHR	PRL3A
Switchboard	CUTLERHR	PRL3A
Switchboard	SIEMENS	S4C90JX400ETS
Switchboard	SIEMENS	S4C90M2400EBS
Switchboard	SQUARE D	
Switchboard	SQUARE D	
Switchboard	SIEMENS	
Switchboard	SIEMENS	
Switchboard	CUTLERHR	

Pump	GRNDPUMP	15-42F
Pump	UNK	0P0207-6B
Pump	UNK	0P0207-6B
Pump	UNK	93122
Pump	ARMSTNG	4030
Pump	ARMSTNG	4030
Pump	ARMSTRONG	
Pump	ARMSTRONG	
Pump	ARMSTRONG	
Pump	ARMSTRONG	
Pump	UNK	11240
Refrigerator	GIBSON	RT12F3WKGA
Refrigerator	UNK	253.738733
Refrigerator	UNK	253.738733
Refrigerator	UNK	WRT13CGBW4
Switch	ELECPRO	VSR-D
Switch	ELECPRO	VSR-D
Switch	POTTER	VSR-D
Switch	POTTER	VSR-F
Switch	NOTIFIER	WFD-2
Switch	SYSEN	WFD40
Switch	POTTER	OSYSU-2
Switch	POTTER	OSYSU-2
Switch	POTTER	OSYSU-42
Switch	POTTER	OSYSU-42
Switch	POTTER	OSYSU-42
Switch	POTTER	OSYSU-42
Switchgear	SQUARED	17-15255A
Tank	CHAMPION	VR5-8
Tank	CHAMPION	VR5-8
Transformer	SQUARED	30T3HCU
Transformer	SQUARED	45T3HF
Transformer	SQUARED	75T3HF
Transformer	SQUARED	75T3HF
Transformer	SQUARED	75T3HF
Transformer	SQUARED	75T3HF
Transformer	GE	9T23B3871
Transformer	SIEMENS	SB5R045C
Valve	UNK	
Valve	UNK	
Valve	UNK	
Valve	UNK	
Valve	VIC	715W
Valve	VIC	717
Valve	AMES	2000 SS
Valve	GEM	F2001
Valve	UNK	
Valve	GIACOMNI	481-810SM
Valve	NIBCO	118W
Valve	NIBCO	T-104-0
Valve	KNDY	
Valve	KNDY	

[illegible]

Vav Box
Vav Box
Vav Box
Filter

ENVTECH
UNK
UNK
FLEXCON

MTX 15

Serial Number	Local Name Used	Maintain
AR-6578		Y
		Y
		Y
		Y
	AIR COMPRESSOR 1	Y
	AIR COMPRESSOR 2	Y
	AIR DRYER	Y
	EXHAUST FAN #8	Y
	EXHAUST FAN #9	Y
	HEATER #1	Y
	HEATER #2	Y
		Y
90401200001		Y
933362-1000		Y
933362-1000		Y
029988C		Y
LJL-276-C2D		Y
		Y
		Y
A04340605		Y
0597E 00283		Y
B03H00152278		Y
		Y
		Y
307KM60870		Y
C543169		Y
193625-001.00-020C00		Y
	M-11	Y
	M-12	Y
	M-13	Y
	M-14	Y
		Y
		Y
		Y
		Y
		Y
		Y
		Y
		Y
		Y
86108-05		Y
4104-0275-014		Y
4104-0275-014		Y
4104-0275-030		Y
4104-0275-030		Y

SF #1
SF #2

N5014FSFF

2
1
3

EMERGENCY EXIT 1
EMERGENCY EXIT 1
EMERGENCY EXIT 2
EMERGENCY EXIT 2

B8157M0002658

[illegible]

[illegible]

LP-6
RP-6

N27-0358-001
N27-0358-001
N27-0374-002

AHU-1
AHU-2

[illegible]

R15089654		Y
R15089795		Y
697-1-6253	COMPRESSOR #2	Y
697-1-9854	COMPRESSOR #1	Y
	AC-1	Y
T981328		Y
		Y
		Y
K032311		Y
4040278180		Y
4040139600		Y
7040198600		Y
M9905		Y
RAS-1		Y
NLD304101	FAN #3	Y
NLD304101	FAN #4	Y
04K17787		Y
1		Y
1		Y
1		Y
	ATS-1	Y
	ATS-2	Y
	ATS-3	Y
	ATS-4	Y
117615		Y
159043		Y
1949067		Y
QE0SIS-SA0563253-001		Y
16141000004215		Y
164		Y
		Y
7052		Y
7054		Y
	AIR CONTROL SYSTEM	Y
	AIR CONTROL SYSTEM	Y
	WATER SYSTEMS	Y
		Y
		Y
		Y
		Y
		Y
		Y
	MAIN LINE HQ-1 DISCONNECT	Y
	MAIN LINE HQ-2 DISCONNECT	Y
	AIR COMPRESSOR	Y
	FAN #5	Y
	P-1	Y
	P-1S	Y
	P-2	Y
	P-25	Y
		Y
		Y

NI18041GI
NID304106
NLD304103
NLD30410Z
59124

EF #9
FAN #5
FAN #7
FAN #6

FAN #8

[illegible]

10302128068A
10302128068A

HOT WATER SYSTEM
HX-1
HX-2

[illegible]

[illegible]

AA291815

G56074B21
D56A08819

PL75B
E0362131338
F387
D56A08A19
XAD

1403F31222
40904136

G-355643-01
G-355643-01
BVJLM24172AAH

P-3
P-35

P18S3048

FAN #5

		Y
		Y
		Y
RP3310246		Y
		Y
		Y
		Y
		Y
411		Y
		Y
	E1-LP-5	Y
	E2LP-1	Y
	E2RP-4	Y
	EDP-1	Y
	LP-2	Y
	LP-3	Y
	LP-4	Y
	LP-5	Y
	LP-7	Y
	RP-2	Y
	RP-3	Y
	RP-4	Y
	RP-5L5	Y
	RP-5R5	Y
	RP-7LS	Y
	RP-7RS	Y
		Y
		Y
E1		Y
E1		Y
	EIRP-2	Y
		Y
		Y
		Y
		Y
		Y
1	P #3	Y
80116-046-01		Y
		Y
B00020	C	Y
B00010		Y
		Y
		Y
8805C37G06		Y
8805C37G08		Y
17-27379-A00	PANEL B SECTION 1	Y
17-27379-A00	PANEL B SECTION 2	Y
B80043-240-01		Y
	E2	Y
	H	Y
	MAIN PANEL	Y
		Y

[illegible][illegible][illegible][illegible][illegible]

Y
Y
Y
Y
Y
Y
Y
Y
Y
Y

[illegible]

Y
Y
Y
Y

Asset Category	Building Name	Floor	Room #
A	67K	GROUND	67K
A	USCP	PENTHOUS	SCPPH
A	USCP	PENTHOUS	SCPPH
A	USCP	PENTHOUS	SCPPH
A	USCP	PENTHOUS	SCPPH
A	USCP	PENTHOUS	SCPPH
A	USCP	PENTHOUS	SCPPH
A	USCP	FIRST	112
A	USCP	PENTHOUS	SCPPH
A	USCP	PENTHOUS	SCPPH
A	USCP	PENTHOUS	SCPPH
A	67K	GROUND	67K
A	67K	GROUND	67K
A	67K	GROUND	67K
A	67K	GROUND	67K
A	67K	GROUND	67K
A	USCP	SECOND	208
A	USCP	PENTHOUS	SCPPH
A	67K	GROUND	67K
A	67K	GROUND	67K
A	67K	GROUND	67K
A	DCCF	GROUND	CFGFL
A	DCCF	GROUND	CFGFL
A	67K	GROUND	67K
A	USCP	FIRST	PR-1
A	USCP	PENTHOUS	SCPPH
A	DCCF	GROUND	CFGFL
A	USCP	PENTHOUS	SCPPH
A	USCP	PENTHOUS	SCPPH
A	DCCF	GROUND	CFGFL
A	DCCF	GROUND	CFGFL
A	DCCF	GROUND	CFGFL
A	DCCF	GROUND	CFGFL
A	67K	GROUND	67K
A	67K	GROUND	67K
A	67K	GROUND	67K
A	67K	GROUND	67K
A	67K	GROUND	67K
A	67K	GROUND	67K
A	DCCF	GROUND	CFGFL
A	DCCF	GROUND	CFGFL
A	USCP	PENTHOUS	SCPPH
A	USCP	PENTHOUS	SCPPH
A	USCP	ROOF	USCPROOF
A	67K	GROUND	67K
A	67K	GROUND	67K
A	67K	GROUND	67K
A	67K	GROUND	67K
A	67K	GROUND	67K

A	67K	GROUND	67K
A	67K	GROUND	67K
A	USCP	PENTHOUS	SCPPH
A	USCP	PENTHOUS	SCPPH
A	67K	GROUND	67K
A	67K	GROUND	67K
A	67K	GROUND	67K
A	67K	GROUND	67K
A	67K	GROUND	67K
A	67K	GROUND	67K
A	USCP	PENTHOUS	SCPPH
A	67K	GROUND	67K
A	USCP	EXTERIOR	
A	USCP	EXTERIOR	
A	DCCF	CRAWL SPACE	
A	USCP	EXTERIOR	
A	USCP	EXTERIOR	
A	USCP	EXTERIOR	
A	USCP	EXTERIOR	
A	USCP	FIRST	130
A	USCP	FIFTH	
A	USCP	FOURTH	
A	USCP	SECOND	
A	USCP	SEVENTH	
A	USCP	SIXTH	
A	USCP	THIRD	
A	USCP	FIFTH	
A	USCP	FIRST	
A	USCP	FOURTH	
A	USCP	SECOND	
A	USCP	SEVENTH	
A	USCP	SIXTH	
A	USCP	THIRD	
A	USCP	FIRST	118
A	USCP	FIRST	
A	USCP	FIRST	
A	USCP	FIFTH	
A	USCP	FOURTH	
A	USCP	SECOND	
A	USCP	SEVENTH	
A	USCP	SIXTH	
A	USCP	THIRD	
A	USCP	FIFTH	
A	USCP	FIRST	
A	USCP	FOURTH	
A	USCP	SECOND	
A	USCP	SEVENTH	
A	USCP	SIXTH	
A	USCP	THIRD	
A	USCP	FOURTH	
A	USCP	SECOND	
A	USCP	THIRD	

A	USCP	FIRST	
A	67K	ROOF	ROOF
A	USCP	EXTERIOR	
A	USCP	EXTERIOR	
A	DCCF	EXTERIOR	
A	DCCF	EXTERIOR	
A	DCCF	EXTERIOR	
A	67K	EXTERIOR	EXTERIOR
A	67K	EXTERIOR	EXTERIOR
A	67K	EXTERIOR	EXTERIOR
A	DCCF	EXTERIOR	
A	DCCF	EXTERIOR	
A	67K	EXTERIOR	EXTERIOR
A	DCCF	EXTERIOR	
A	DCCF	CRAWL SPACE	
A	DCCF	CRAWL SPACE	
A	DCCF	CRAWL SPACE	
A	DCCF	EXTERIOR	
A	DCCF	EXTERIOR	
A	DCCF	EXTERIOR	
A	67K	ROOF	ROOF
A	USCP	EXTERIOR	
A	USCP	EXTERIOR	
A	USCP	EXTERIOR	
A	67K	EXTERIOR	EXTERIOR
A	67K	EXTERIOR	EXTERIOR
A	67K	EXTERIOR	EXTERIOR
A	DCCF	EXTERIOR	
A	DCCF	EXTERIOR	
A	DCCF	CRAWL SPACE	
A	DCCF	CRAWL SPACE	
A	DCCF	CRAWL SPACE	
A	USCP	EXTERIOR	
A	USCP	EXTERIOR	
A	USCP	EXTERIOR	
A	67K	ROOF	ROOF
A	USCP	EXTERIOR	
A	USCP	EXTERIOR	
A	USCP	EXTERIOR	
A	USCP	FIRST	
A	USCP	FIRST	130
A	USCP	SECOND	
A	USCP	SECOND	
A	USCP	FIRST	
A	USCP	FIRST	
A	USCP	FIRST	
A	USCP	FIRST	
A	USCP	FIRST	126B
A	USCP	SECOND	234B
A	USCP	THIRD	316B
A	USCP	FOURTH	423B
A	USCP	FIFTH	531B

A	USCP	SIXTH	636B
A	USCP	SEVENTH	728B
A	USCP	FIRST	
A	USCP	SIXTH	6JC
A	USCP	SEVENTH	
A	USCP	SECOND	
A	USCP	SEVENTH	
A	USCP	FIFTH	
A	USCP	FOURTH	
A	USCP	SECOND	
A	USCP	SEVENTH	
A	USCP	SIXTH	
A	USCP	THIRD	
A	USCP	FIFTH	
A	USCP	FIRST	
A	USCP	FOURTH	
A	USCP	SIXTH	
A	USCP	THIRD	
A	USCP	FIRST	126
A	USCP	FIRST	103B
A	USCP	FIRST	103B
A	USCP	FIRST	103B
A	USCP	FIRST	117B
A	USCP	FIRST	126A
A	USCP	FIRST	126A
A	USCP	FIRST	126A
A	USCP	FIRST	1M
A	USCP	FIRST	1W
A	USCP	SECOND	2M
A	USCP	SECOND	2W
A	USCP	FOURTH	407B
A	USCP	FOURTH	407C
A	USCP	FOURTH	4M
A	USCP	FOURTH	4W
A	USCP	FIFTH	5M
A	USCP	FIFTH	5W
A	USCP	SIXTH	601E
A	USCP	SIXTH	601E
A	USCP	SIXTH	618A
A	USCP	SIXTH	618B
A	USCP	SIXTH	618B
A	USCP	SIXTH	6M
A	USCP	SIXTH	6W
A	USCP	SEVENTH	701B
A	USCP	SEVENTH	7M
A	USCP	SEVENTH	7W
A	USCP	THIRD	
A	USCP	THIRD	
A	USCP	FIFTH	
A	USCP	FIFTH	
A	USCP	FIFTH	

A	USCP	FIFTH	
A	USCP	FIFTH	
A	USCP	FIFTH	
A	USCP	FIFTH	
A	USCP	SECOND	
A	USCP	SECOND	
A	USCP	SECOND	
A	USCP	FOURTH	
A	USCP	FOURTH	
A	USCP	FOURTH	
A	USCP	FOURTH	
A	USCP	FOURTH	
A	USCP	FOURTH	
A	USCP	FOURTH	
A	USCP	SIXTH	
A	USCP	SECOND	
A	USCP	SECOND	
A	USCP	THIRD	
A	USCP	FOURTH	
A	USCP	FIFTH	
A	USCP	FIRST	
A	USCP	FIRST	
A	USCP	FIRST	
A	USCP	FIRST	130
A	USCP	SIXTH	6EC
A	USCP	SIXTH	6EC
A	USCP	SIXTH	6EC
A	USCP	FIFTH	
A	USCP	FOURTH	
A	USCP	FIFTH	
A	USCP	FIRST	
A	USCP	FOURTH	
A	USCP	SEVENTH	
A	USCP	SIXTH	
A	USCP	THIRD	
A	USCP	SECOND	
A	USCP	THIRD	
A	USCP	SEVENTH	
A	USCP	SIXTH	
A	USCP	SIXTH	
A	USCP	FIFTH	
A	USCP	FOURTH	
A	USCP	SECOND	
A	USCP	SEVENTH	
A	USCP	THIRD	
A	USCP	FIFTH	
A	USCP	FIRST	
A	USCP	FOURTH	
A	USCP	SEVENTH	
A	USCP	SIXTH	
A	USCP	THIRD	

A	USCP	FIRST	
A	USCP	SECOND	
A	USCP	FIRST	
A	USCP	FIFTH	
A	USCP	FIRST	
A	USCP	FOURTH	
A	USCP	SEVENTH	
A	USCP	THIRD	
A	USCP	FIFTH	
A	USCP	FOURTH	
A	USCP	SECOND	
A	USCP	SEVENTH	
A	USCP	SIXTH	
A	USCP	THIRD	
A	USCP	SECOND	
A	USCP	SIXTH	
A	USCP	FIFTH	
A	USCP	FIRST	
A	USCP	FOURTH	
A	USCP	SECOND	
A	USCP	SEVENTH	
A	USCP	SIXTH	
A	USCP	THIRD	
A	USCP	FIFTH	
A	USCP	FIRST	
A	USCP	FOURTH	
A	USCP	SECOND	
A	USCP	SEVENTH	
A	USCP	SIXTH	
A	USCP	THIRD	
A	USCP	FOURTH	
A	USCP	THIRD	
A	USCP	FIRST	
A	USCP	FOURTH	
A	USCP	THIRD	
A	USCP	FIFTH	
A	USCP	SIXTH	
A	USCP	FIFTH	
A	USCP	SECOND	
A	USCP	SEVENTH	
A	USCP	SEVENTH	
A	USCP	SIXTH	
A	USCP	THIRD	
A	USCP	FOURTH	403A
A	USCP	FIRST	
A	USCP	FOURTH	
A	USCP	FOURTH	
A	USCP	THIRD	
A	67K	GROUND	67K
A	67K	GROUND	67K
A	DCCF	GROUND	CFGFL
A	USCP	PENTHOUS	SCPPH

A	67K	GROUND	67K
A	67K	GROUND	67K
A	USCP	PENTHOUS	SCPPH
A	USCP	PENTHOUS	SCPPH
A	USCP	PENTHOUS	SCPPH
A	USCP	ROOF	USCPROOF
A	67K	GROUND	67K
A	USCP	FIFTH	512
A	USCP	SEVENTH	703
A	USCP	SEVENTH	703C
A	USCP	SEVENTH	703C
A	USCP	SEVENTH	703
A	USCP	PENTHOUS	SCPPH
A	67K	GROUND	67K
A	USCP	PENTHOUS	SCPPH
A	USCP	PENTHOUS	SCPPH
A	USCP	PENTHOUS	SCPPH
A	67K	GROUND	67K
A	67K	GROUND	67K
A	67K	GROUND	67K
A	USCP	FIRST	110
A	USCP	FIRST	110
A	USCP	FIRST	110
A	USCP	FIRST	110
A	67K	GROUND	67K
A	DCCF	GROUND	CFGFL
A	USCP	PENTHOUS	SCPPH
A	USCP	FIRST	112
A	67K	GROUND	67K
A	DCCF	GROUND	CFGFL
A	67K	GROUND	67K
A	USCP	FIRST	112
A	USCP	FIRST	112
A	USCP	PENTHOUS	SCPPH
A	USCP	PENTHOUS	SCPPH
A	USCP	PENTHOUS	SCPPH
A	67K	GROUND	67K
A	67K	GROUND	67K
A	67K	GROUND	67K
A	67K	GROUND	67K
A	67K	GROUND	67K
A	USCP	ROOF	USCPROOF
A	USCP	ROOF	USCPROOF
A	USCP	ROOF	USCPROOF
A	USCP	PENTHOUS	SCPPH
A	USCP	ROOF	USCPROOF
A	USCP	PENTHOUS	SCPPH
A	USCP	PENTHOUS	SCPPH
A	USCP	PENTHOUS	SCPPH
A	USCP	PENTHOUS	SCPPH
A	USCP	FIRST	112
A	USCP	FIRST	112

A	USCP	PENTHOUS	SCPPH
A	USCP	PENTHOUS	SCPPH
A	USCP	PENTHOUS	SCPPH
A	USCP	ROOF	USCPROOF
A	USCP	SEVENTH	7EC
A	USCP	FIRST	110
A	USCP	FIRST	110
A	USCP	FIRST	110
A	67K	GROUND	67K
A	67K	GROUND	67K
A	USCP	ROOF	USCPROOF
A	USCP	FIRST	110
A	67K	GROUND	67K
A	67K	GROUND	67K
A	67K	GROUND	67K
A	DCCF	GROUND	CFGFL
A	DCCF	GROUND	CFGFL
A	DCCF	GROUND	CFGFL
A	DCCF	GROUND	CFGFL
A	USCP	SECOND	208
A	USCP	SECOND	208
A	DCCF	GROUND	CFGFL
A	DCCF	GROUND	CFGFL
A	67K	GROUND	67K
A	67K	GROUND	67K
A	67K	GROUND	67K
A	USCP	FIRST	113
A	USCP	THIRD	302
A	USCP	SECOND	209A
A	USCP	THIRD	304B
A	USCP	PENTHOUS	SCPPH
A	USCP	PENTHOUS	SCPPH
A	USCP	PENTHOUS	SCPPH
A	67K	GROUND	67K
A	67K	GROUND	67K
A	67K	GROUND	67K
A	67K	GROUND	67K
A	DCCF	GROUND	CFGFL
A	67K	GROUND	67K
A	67K	GROUND	67K
A	67K	GROUND	67K
A	USCP	PENTHOUS	SCPPH
A	USCP	ROOF	USCPROOF
A	USCP	PENTHOUS	SCPPH
A	USCP	PENTHOUS	SCPPH
A	67K	GROUND	67K
A	USCP	FIRST	112
A	USCP	FIRST	112
A	USCP	SECOND	201B
A	67K	GROUND	67K
A	67K	GROUND	67K
A	67K	GROUND	67K

A	67K	GROUND	67K
A	67K	GROUND	67K
A	USCP	FIRST	1JC
A	USCP	SECOND	2JC
A	USCP	THIRD	3JC
A	USCP	FOURTH	4JC
A	USCP	FIFTH	5JC
A	USCP	SEVENTH	7JC
A	67K	GROUND	67K
A	67K	GROUND	67K
A	USCP	PENTHOUS	SCPPH
A	USCP	FIRST	PR-1
A	USCP	ROOF	USCPROOF
A	USCP	FIRST	PR-1
A	USCP	PENTHOUS	SCPPH
A	USCP	FIRST	PR-1
A	USCP	PENTHOUS	SCPPH
A	USCP	PENTHOUS	SCPPH
A	USCP	PENTHOUS	SCPPH
A	DCCF	GROUND	CFGFL
A	DCCF	GROUND	CFGFL
A	DCCF	GROUND	CFGFL
A	DCCF	GROUND	CFGFL
A	DCCF	GROUND	CFGFL
A	DCCF	GROUND	CFGFL
A	DCCF	GROUND	CFGFL
A	DCCF	GROUND	CFGFL
A	DCCF	GROUND	CFGFL
A	DCCF	GROUND	CFGFL
A	DCCF	GROUND	CFGFL
A	DCCF	GROUND	CFGFL
A	DCCF	GROUND	CFGFL
A	DCCF	GROUND	CFGFL
A	DCCF	GROUND	CFGFL
A	DCCF	GROUND	CFGFL
A	DCCF	GROUND	CFGFL
A	DCCF	GROUND	CFGFL
A	DCCF	GROUND	CFGFL
A	DCCF	GROUND	CFGFL
A	USCP	FIRST	102
A	USCP	FIRST	102
A	USCP	FIRST	113
A	USCP	FIRST	113
A	USCP	FIRST	113
A	USCP	FIRST	113
A	USCP	SECOND	201
A	USCP	SECOND	201
A	USCP	SECOND	201
A	USCP	SECOND	208
A	USCP	SECOND	210
A	USCP	SECOND	210
A	USCP	THIRD	302
A	USCP	THIRD	302
A	USCP	THIRD	302
A	USCP	FOURTH	407

A	USCP	FOURTH	407
A	USCP	FOURTH	407
A	USCP	FOURTH	407
A	USCP	FOURTH	407
A	USCP	FOURTH	408
A	USCP	FOURTH	408
A	USCP	FIFTH	500
A	USCP	FIFTH	500
A	USCP	FIFTH	500
A	USCP	FIFTH	500
A	USCP	FIFTH	500
A	USCP	FIFTH	501
A	USCP	FIFTH	501
A	USCP	FIFTH	502
A	USCP	FIFTH	502
A	USCP	FIFTH	508
A	USCP	FIFTH	508
A	USCP	FIFTH	508
A	USCP	FIFTH	508
A	USCP	FIFTH	509
A	USCP	FIFTH	510
A	USCP	FIFTH	511
A	USCP	FIFTH	512
A	USCP	FIFTH	514
A	USCP	FIFTH	514
A	USCP	FIFTH	514
A	USCP	SIXTH	601
A	USCP	SIXTH	601
A	USCP	SIXTH	605
A	USCP	SIXTH	605
A	USCP	SIXTH	605
A	USCP	SIXTH	611
A	USCP	SIXTH	613
A	USCP	SIXTH	614
A	USCP	SIXTH	614
A	USCP	SIXTH	615
A	USCP	SIXTH	615
A	USCP	SIXTH	618
A	USCP	SEVENTH	701
A	USCP	SEVENTH	703
A	USCP	SEVENTH	703
A	USCP	SEVENTH	704
A	USCP	SEVENTH	704
A	USCP	SEVENTH	705
A	USCP	SEVENTH	705
A	USCP	SEVENTH	706
A	USCP	FIRST	103C
A	USCP	SECOND	201D
A	USCP	SECOND	201E
A	USCP	SECOND	201F
A	USCP	SECOND	201F
A	USCP	SECOND	208A

A	USCP	SECOND	208B
A	USCP	SECOND	208C
A	USCP	SECOND	208D
A	USCP	SECOND	209A
A	USCP	SECOND	209A
A	USCP	FOURTH	401A
A	USCP	FOURTH	401B
A	USCP	FOURTH	401C
A	USCP	FOURTH	401C
A	USCP	SIXTH	601A
A	USCP	SIXTH	601A
A	USCP	SIXTH	601A
A	USCP	SEVENTH	703A
A	USCP	SEVENTH	705A
A	USCP	SEVENTH	705B
A	USCP	SEVENTH	707A
A	USCP	SEVENTH	707A
A	USCP	SEVENTH	707B
A	USCP	SEVENTH	708B
A	USCP	SEVENTH	708C
A	USCP	SEVENTH	708D
A	USCP	SEVENTH	708D
A	USCP	FIRST	PR-1
A	DCCF	GROUND	CFGFL
A	DCCF	GROUND	CFGFL
A	DCCF	GROUND	CFGFL
A	67K	GROUND	67K
A	67K	GROUND	67K
A	USCP	FIRST	112
A	67K	GROUND	67K
A	67K	GROUND	67K
A	USCP	PENTHOUS	SCPPH
A	67K	GROUND	67K
A	USCP	PENTHOUS	SCPPH
A	USCP	PENTHOUS	SCPPH
A	USCP	PENTHOUS	SCPPH
A	67K	GROUND	67K
A	USCP	PENTHOUS	SCPPH
A	USCP	FIRST	112
A	USCP	FIRST	112
A	67K	GROUND	67K
A	67K	GROUND	67K
A	USCP	PENTHOUS	SCPPH
A	USCP	PENTHOUS	SCPPH
A	USCP	PENTHOUS	SCPPH
A	USCP	PENTHOUS	SCPPH
A	USCP	PENTHOUS	SCPPH
A	67K	GROUND	67K
A	67K	GROUND	67K
A	USCP	ROOF	USCPROOF
A	67K	GROUND	67K
A	USCP	PENTHOUS	SCPPH

A	USCP	PENTHOUS	SCPPH
A	USCP	PENTHOUS	SCPPH
A	USCP	PENTHOUS	SCPPH
A	DCCF	GROUND	CFGFL
A	DCCF	GROUND	CFGFL
A	DCCF	GROUND	CFGFL
A	DCCF	GROUND	CFGFL
A	DCCF	GROUND	CFGFL
A	67K	GROUND	67K
A	DCCF	GROUND	CFGFL
A	USCP	FIFTH	5EC
A	USCP	FIRST	110
A	USCP	FOURTH	4EC
A	USCP	FIRST	110
A	USCP	SECOND	2EC
A	USCP	THIRD	3EC
A	USCP	FOURTH	4EC
A	USCP	FIFTH	5EC
A	USCP	SEVENTH	7EC
A	USCP	SECOND	2EC
A	USCP	THIRD	3EC
A	USCP	FOURTH	4EC
A	USCP	FIFTH	5EC
A	USCP	FIFTH	5EC
A	USCP	SEVENTH	7EC
A	USCP	SEVENTH	7EC
A	USCP	FIRST	1EC
A	USCP	FIRST	1EC
A	USCP	PENTHOUS	SCPPH
A	USCP	PENTHOUS	SCPPH
A	USCP	SECOND	2EC
A	USCP	FIRST	1EC
A	USCP	SECOND	2EC
A	USCP	FOURTH	4EC
A	USCP	FIFTH	5EC
A	USCP	SEVENTH	7EC
A	DCCF	GROUND	CFGFL
A	USCP	FIRST	1EC
A	67K	GROUND	67K
A	67K	GROUND	67K
A	67K	GROUND	67K
A	67K	GROUND	67K
A	67K	GROUND	67K
A	DCCF	GROUND	CFGFL
A	DCCF	GROUND	CFGFL
A	67K	GROUND	67K
A	67K	GROUND	67K
A	USCP	SEVENTH	703C
A	USCP	FIFTH	512
A	67K	GROUND	67K
A	67K	GROUND	67K
A	USCP	SEVENTH	7EC

A	DCCF	GROUND	CFGFL
A	USCP	FIRST	112
A	USCP	FIRST	112
A	67K	GROUND	67K
A	USCP	PENTHOUS	SCPPH
A	USCP	PENTHOUS	SCPPH
A	USCP	PENTHOUS	SCPPH
A	USCP	PENTHOUS	SCPPH
A	USCP	PENTHOUS	SCPPH
A	USCP	PENTHOUS	SCPPH
A	USCP	FIRST	112
A	USCP	FIRST	112
A	DCCF	GROUND	CFGFL
A	DCCF	GROUND	CFGFL
A	DCCF	GROUND	CFGFL
A	USCP	FIRST	PR-1
A	USCP	FIRST	PR-1
A	USCP	PENTHOUS	SCPPH
A	DCCF	GROUND	CFGFL
A	USCP	ROOF	USCPROOF
A	67K	GROUND	67K
A	DCCF	GROUND	CFGFL
A	DCCF	GROUND	CFGFL
A	USCP	FIRST	PR-1
A	USCP	FIRST	PR-1
A	USCP	PENTHOUS	SCPPH
A	USCP	ROOF	USCPROOF
A	USCP	FIRST	110
A	67K	GROUND	67K
A	67K	GROUND	67K
A	USCP	SECOND	2EC
A	USCP	FOURTH	4EC
A	USCP	THIRD	3EC
A	USCP	FIRST	1EC
A	USCP	FIFTH	5EC
A	USCP	SEVENTH	7EC
A	USCP	SEVENTH	7EC
A	67K	GROUND	67K
A	67K	GROUND	67K
A	USCP	FIRST	PR-1
A	USCP	FIRST	PR-1
A	USCP	PENTHOUS	SCPPH
A	67K	GROUND	67K
A	67K	GROUND	67K
A	DCCF	GROUND	CFGFL
A	USCP	FIRST	PR-1
A	USCP	FIRST	PR-1
A	USCP	PENTHOUS	SCPPH
A	USCP	PENTHOUS	SCPPH
A	USCP	ROOF	USCPROOF
A	DCCF	GROUND	CFGFL
A	DCCF	GROUND	CFGFL

A	USCP	FIRST	PR-1
A	USCP	FIRST	PR-1
A	USCP	FIRST	112
A	USCP	PENTHOUS	SCPPH
A	USCP	PENTHOUS	SCPPH
A	USCP	FIRST	112
A	USCP	FIRST	112
A	USCP	PENTHOUS	SCPPH
A	USCP	FIRST	112
A	USCP	SEVENTH	703C
A	USCP	FIFTH	501
A	USCP	SIXTH	615
A	USCP	SIXTH	601A
A	USCP	THIRD	302
A	USCP	THIRD	302
A	USCP	FIFTH	500
A	USCP	FIFTH	503
A	USCP	FIFTH	512
A	USCP	FIFTH	513
A	USCP	SIXTH	601
A	USCP	SIXTH	602
A	USCP	SIXTH	604
A	USCP	SIXTH	604
A	USCP	FIRST	105
A	USCP	FIRST	107
A	USCP	FIRST	107
A	USCP	FIRST	113
A	USCP	SECOND	201
A	USCP	SECOND	201
A	USCP	SECOND	203
A	USCP	THIRD	302
A	USCP	THIRD	302
A	USCP	THIRD	302
A	USCP	THIRD	302
A	USCP	THIRD	306
A	USCP	FOURTH	407
A	USCP	FOURTH	407
A	USCP	FOURTH	408
A	USCP	FOURTH	409
A	USCP	FIFTH	513
A	USCP	FIFTH	514
A	USCP	SIXTH	605
A	USCP	SIXTH	606
A	USCP	SIXTH	606
A	USCP	SIXTH	612
A	USCP	SEVENTH	708
A	USCP	SEVENTH	708
A	USCP	SEVENTH	708
A	USCP	SECOND	209A
A	USCP	SECOND	209A
A	USCP	THIRD	304B
A	USCP	THIRD	304B

A	USCP	SEVENTH	707A
A	USCP	SEVENTH	707A
A	USCP	SEVENTH	707B
A	DCCF	GROUND	CFGFL

Area Description / Room Name	Collection Method	Condition
ELECTRICAL	H	A
MECHANICAL PENTHOUSE	H	A
MECHANICAL PENTHOUSE	H	A
MECHANICAL PENTHOUSE	H	A
MECHANICAL PENTHOUSE	H	A
MECHANICAL PENTHOUSE	H	A
MECHANICAL PENTHOUSE	H	A
STEAM TUNNEL	H	A
MECHANICAL PENTHOUSE	H	A
MECHANICAL PENTHOUSE	H	A
MECHANICAL PENTHOUSE	H	A
GARAGE - BOMB SQUAD SIDE	H	A
GARAGE WORK AREA - VEHICLE MAINTENANCE SIDE	H	A
GARAGE WORK AREA - VEHICLE MAINTENANCE SIDE	H	A
GARAGE - BOMB SQUAD SIDE	H	A
GARAGE WORK AREA - VEHICLE MAINTENANCE SIDE	H	A
	H	A
MECHANICAL PENTHOUSE	H	A
MECHANICAL ROOM - VEHICLE MAINTENANCE SIDE	H	A
PARTS STORAGE - VEHICLE MAINTENANCE SIDE	H	A
PARTS STORAGE - VEHICLE MAINTENANCE SIDE	H	A
ADMIN	H	A
KENNEL	H	A
MECHANICAL ROOM - VEHICLE MAINTENANCE SIDE	H	A
	H	A
MECHANICAL PENTHOUSE	H	A
ADMIN	H	A
MECHANICAL PENTHOUSE	H	A
MECHANICAL PENTHOUSE	H	A
ADMIN	H	A
ADMIN. / MEETING ROOM	H	A
ADMIN. / HALLWAY	H	A
ADMIN	H	A
GARAGE - BOMB SQUAD SIDE	H	A
GARAGE - BOMB SQUAD SIDE	H	A
GARAGE WORK AREA - VEHICLE MAINTENANCE SIDE	H	A
GARAGE WORK AREA - VEHICLE MAINTENANCE SIDE	H	A
OFFICE AREA - BOMB SQUAD SIDE	H	A
RECEPTION AREA - BOMB SQUAD SIDE	H	A
KENNEL	H	A
KENNEL	H	A
MECHANICAL PENTHOUSE	H	A
MECHANICAL PENTHOUSE	H	A
ELEVATOR ROOM	H	A
MECHANICAL ROOM - VEHICLE MAINTENANCE SIDE	H	A
GARAGE - BOMB SQUAD SIDE	H	A
GARAGE - BOMB SQUAD SIDE	H	A
GARAGE - BOMB SQUAD SIDE	H	A
GARAGE - BOMB SQUAD SIDE	H	A

GARAGE - BOMB SQUAD SIDE	H	A
MECHANICAL ROOM - VEHICLE MAINTENANCE SIDE	H	A
MECHANICAL PENTHOUSE	H	A
MECHANICAL PENTHOUSE	H	A
ENTRY FOYER	H	A
OFFICE AREA - BOMB SQUAD SIDE	H	A
LOUNGE MEN'S ROOM - VEHICLE MAINTENANCE SIDE	H	A
LOUNGE WOMEN'S ROOM - VEHICLE MAINTENANCE SIDE	H	A
OFFICE AREA - BOMB SQUAD SIDE	H	A
OFFICE MEN'S ROOM - BOMB SQUAD SIDE	H	A
MECHANICAL PENTHOUSE	H	A
ELECTRICAL	H	A
DIESEL GENERATOR HOUSING	H	A
DIESEL GENERATOR HOUSING	H	A
ADMIN	H	A
DIESEL GENERATOR HOUSING	H	A
DIESEL GENERATOR HOUSING	H	A
EXTERIOR UNIT CONTROL ROOM	H	A
EXTERIOR UNIT CONTROL ROOM	H	A
	H	A
NORTHEAST STAIRWELL	H	A
NORTHEAST STAIRWELL	H	A
NORTHEAST STAIRWELL	H	A
NORTHEAST STAIRWELL	H	A
NORTHEAST STAIRWELL	H	A
NORTHEAST STAIRWELL	H	A
SOUTH STAIRWELL	H	A
SOUTH STAIRWELL	H	A
SOUTH STAIRWELL	H	A
SOUTH STAIRWELL	H	A
SOUTH STAIRWELL	H	A
SOUTH STAIRWELL	H	A
SOUTH STAIRWELL	H	A
WEST ENTRANCE LOBBY	H	A
INSIDE SOUTH STAIRWELL	H	A
NORTH ENTRANCE FOYER	H	A
OUTSIDE NORTHEAST STAIRWELL	H	A
OUTSIDE NORTHEAST STAIRWELL	H	A
OUTSIDE NORTHEAST STAIRWELL	H	A
OUTSIDE NORTHEAST STAIRWELL	H	A
OUTSIDE NORTHEAST STAIRWELL	H	A
OUTSIDE NORTHEAST STAIRWELL	H	A
OUTSIDE SOUTH STAIRWELL	H	A
OUTSIDE SOUTH STAIRWELL	H	A
OUTSIDE SOUTH STAIRWELL	H	A
OUTSIDE SOUTH STAIRWELL	H	A
OUTSIDE SOUTH STAIRWELL	H	A
OUTSIDE SOUTH STAIRWELL	H	A
OUTSIDE WEST STAIRWELL	H	A
OUTSIDE WEST STAIRWELL	H	A
OUTSIDE WEST STAIRWELL	H	A

STEAM TUNNEL	H	A
	H	A
EXTERIOR	H	A
EXTERIOR	H	A
ADMIN	H	A
ADMIN	H	A
ADMIN	H	A
EXTERIOR	H	A
EXTERIOR	H	A
EXTERIOR	H	A
KENNEL	H	A
KENNEL	H	A
EXTERIOR	H	A
ADMIN	H	A
ADMIN	H	A
ADMIN	H	A
ADMIN	H	A
ADMIN	H	A
ADMIN	H	A
ADMIN	H	A
	H	A
DIESEL GENERATOR HOUSING	H	A
EXTERIOR	H	A
EXTERIOR	H	A
EXTERIOR	H	A
EXTERIOR	H	A
EXTERIOR	H	A
KENNEL	H	A
KENNEL	H	A
ADMIN	H	A
ADMIN	H	A
ADMIN	H	A
DIESEL GENERATOR HOUSING	H	A
EXTERIOR	H	A
EXTERIOR	H	A
	H	A
EAST EXTERIOR	H	A
EAST EXTERIOR	H	A
NORTHEAST EXTERIOR	H	A
NORTHEAST EXTERIOR	H	A
	H	A
FRONT ENTRANCE	H	A
FRONT ENTRANCE	H	A
SOUTH STAIRWELL	H	A
SOUTH STAIRWELL	H	A
EAST HALLWAY	H	A
EAST HALLWAY	H	A
CORRIDOR	H	A
CORRIDOR	H	A
CORRIDOR	H	A
CORRIDOR	H	A
CORRIDOR	H	A

CORRIDOR	H	A
CORRIDOR	H	A
DIESEL GENERATOR HOUSING	H	A
JANITORS CLOSET	H	A
NORTHEAST STAIRWELL	H	A
SOUTH STAIRWELL	H	A
SOUTH STAIRWELL	H	A
NORTHEAST STAIRWELL	H	A
NORTHEAST STAIRWELL	H	A
NORTHEAST STAIRWELL	H	A
NORTHEAST STAIRWELL	H	A
NORTHEAST STAIRWELL	H	A
SOUTH STAIRWELL	H	A
SOUTH STAIRWELL	H	A
SOUTH STAIRWELL	H	A
SOUTH STAIRWELL	H	A
SOUTH STAIRWELL	H	A
STAIRWELL	H	A
	H	A
	H	A
	H	A
	H	A
	H	A
	H	A
	H	A
	H	A
MEN'S ROOM	H	A
WOMEN'S ROOM	H	A
MEN'S ROOM	H	A
WOMEN'S ROOM	H	A
	H	A
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MEN'S ROOM	H	A
WOMEN'S ROOM	H	A
MEN'S ROOM	H	A
WOMEN'S ROOM	H	A
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MEN'S ROOM	H	A
WOMEN'S ROOM	H	A
	H	A
MEN'S ROOM	H	A
WOMEN'S ROOM	H	A
ADMINISTRATIVE LOCKER ROOM	H	A
ADMINISTRATIVE LOCKER ROOM	H	A
CRIMINAL INVESTIGATION ROOM	H	A
CRIMINAL INVESTIGATION ROOM	H	A
CRIMINAL INVESTIGATION ROOM	H	A
CRIMINAL INVESTIGATION ROOM	H	A

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FOYER	H	A
FOYER	H	A
NORTHEAST EXTERIOR	H	A
SOUTH STAIRWELL	H	A
SOUTH STAIRWELL	H	A
SOUTH STAIRWELL	H	A
SOUTH STAIRWELL	H	A
SOUTH STAIRWELL	H	A
NORTHEAST STAIRWELL	H	A
NORTHEAST STAIRWELL	H	A
NORTHEAST STAIRWELL	H	A
NORTHEAST STAIRWELL	H	A
NORTHEAST STAIRWELL	H	A
SOUTH STAIRWELL	H	A
SOUTH STAIRWELL	H	A
NORTHEAST STAIRWELL	H	A
NORTHEAST STAIRWELL	H	A
NORTHEAST STAIRWELL	H	A
NORTHEAST STAIRWELL	H	A
NORTHEAST STAIRWELL	H	A
NORTHEAST STAIRWELL	H	A
SOUTH STAIRWELL	H	A
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SOUTH STAIRWELL	H	A
SOUTH STAIRWELL	H	A
SOUTH STAIRWELL	H	A
SOUTH STAIRWELL	H	A
NORTHEAST STAIRWELL	H	A
NORTHEAST STAIRWELL	H	A
SOUTH STAIRWELL	H	A
SOUTH STAIRWELL	H	A
SOUTH STAIRWELL	H	A
NORTHEAST STAIRWELL	H	A
NORTHEAST STAIRWELL	H	A
SOUTH STAIRWELL	H	A
NORTHEAST STAIRWELL	H	A
NORTHEAST STAIRWELL	H	A
SOUTH STAIRWELL	H	A
SOUTH STAIRWELL	H	A
CORRIDOR 316A	H	A
	H	A
CORRIDOR 126C	H	A
ENTRY	H	A
ENTRY	H	A
WOMEN'S LOCKER ROOM	H	A
MECHANICAL ROOM - VEHICLE MAINTENANCE SIDE	H	A
MECHANICAL ROOM - VEHICLE MAINTENANCE SIDE	H	A
KENNEL	H	A
MECHANICAL PENTHOUSE	H	A

MECHANICAL ROOM - VEHICLE MAINTENANCE SIDE	H	A
MECHANICAL ROOM - VEHICLE MAINTENANCE SIDE	H	A
MECHANICAL PENTHOUSE	H	A
MECHANICAL PENTHOUSE	H	A
MECHANICAL PENTHOUSE	H	A
OUTSIDE ELEVATOR MACHINE ROOM	H	A
ELECTRICAL - BOMB SQUAD SIDE	H	A
	H	A
	H	A
	H	A
	H	A
	H	A
MECHANICAL PENTHOUSE	H	A
PARTS STORAGE - VEHICLE MAINTENANCE SIDE	H	A
MECHANICAL PENTHOUSE	H	A
MECHANICAL PENTHOUSE	H	A
MECHANICAL PENTHOUSE	H	A
MECHANICAL ROOM - VEHICLE MAINTENANCE SIDE	H	A
GARAGE - BOMB SQUAD SIDE	H	A
MECHANICAL ROOM - VEHICLE MAINTENANCE SIDE	H	A
	H	A
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	H	A
	H	A
KITCHEN CLOSET - BOMB SQUAD SIDE	H	A
KENNEL	H	A
MECHANICAL PENTHOUSE	H	A
STEAM TUNNEL	H	A
MECHANICAL ROOM - VEHICLE MAINTENANCE SIDE	H	A
KENNEL	H	A
MECHANICAL ROOM - VEHICLE MAINTENANCE SIDE	H	A
STEAM TUNNEL	H	A
STEAM TUNNEL	H	A
MECHANICAL PENTHOUSE	H	A
MECHANICAL PENTHOUSE	H	A
MECHANICAL PENTHOUSE	H	A
GARAGE - BOMB SQUAD SIDE	H	A
GARAGE WORK AREA - VEHICLE MAINTENANCE SIDE	H	A
GARAGE - BOMB SQUAD SIDE	H	A
GARAGE - BOMB SQUAD SIDE	H	A
GARAGE - BOMB SQUAD SIDE	H	A
ELEVATOR ROOM	H	A
ELEVATOR ROOM	H	A
ELEVATOR ROOM	H	A
MECHANICAL PENTHOUSE	H	A
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MECHANICAL PENTHOUSE	H	A
MECHANICAL PENTHOUSE	H	A
MECHANICAL PENTHOUSE	H	A
MECHANICAL PENTHOUSE	H	A
STEAM TUNNEL	H	A
STEAM TUNNEL	H	A

MECHANICAL PENTHOUSE	H	A
MECHANICAL PENTHOUSE	H	A
MECHANICAL PENTHOUSE	H	A
ELEVATOR ROOM	H	A
	H	A
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MECHANICAL ROOM - VEHICLE MAINTENANCE SIDE	H	A
MECHANICAL ROOM - VEHICLE MAINTENANCE SIDE	H	A
OUTSIDE ELEVATOR MACHINE ROOM	H	A
	H	A
GARAGE - BOMB SQUAD SIDE	H	A
GARAGE - BOMB SQUAD SIDE	H	A
MECHANICAL ROOM - VEHICLE MAINTENANCE SIDE	H	A
ADMIN	H	A
KENNEL	H	A
KENNEL	H	A
ADMIN	H	A
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	H	A
KENNEL	H	A
KENNEL	H	A
KITCHEN - BOMB SQUAD SIDE	H	A
LOUNGE - VEHICLE MAINTENANCE SIDE	H	A
OFFICE AREA - BOMB SQUAD SIDE	H	A
WEIGHT ROOM	H	A
	H	A
	H	A
	H	A
MECHANICAL PENTHOUSE	H	A
MECHANICAL PENTHOUSE	H	A
MECHANICAL PENTHOUSE - SUPPLY	H	A
MECHANICAL ROOM - VEHICLE MAINTENANCE SIDE	H	A
MECHANICAL ROOM - VEHICLE MAINTENANCE SIDE	H	A
MECHANICAL ROOM - VEHICLE MAINTENANCE SIDE	H	A
PARTS STORAGE - VEHICLE MAINTENANCE SIDE	H	A
KENNEL	H	A
GARAGE LOCKER ROOM - BOMB SQUAD SIDE	H	A
GARAGE WORK AREA - VEHICLE MAINTENANCE SIDE	H	A
GARAGE WORK AREA - VEHICLE MAINTENANCE SIDE	H	A
MECHANICAL PENTHOUSE	H	A
	H	A
MECHANICAL PENTHOUSE	H	A
MECHANICAL PENTHOUSE	H	A
MECHANICAL ROOM - VEHICLE MAINTENANCE SIDE	H	A
STEAM TUNNEL	H	A
STEAM TUNNEL	H	A
	H	A
GARAGE WORK AREA - VEHICLE MAINTENANCE SIDE	H	A
GARAGE WORK AREA - VEHICLE MAINTENANCE SIDE	H	A
GARAGE WORK AREA - VEHICLE MAINTENANCE SIDE	H	A

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ADMIN	H	A
ADMIN	H	A
KENNEL	H	A
GARAGE WORK AREA - VEHICLE MAINTENANCE SIDE	H	A
GARAGE WORK AREA - VEHICLE MAINTENANCE SIDE	H	A
STEAM TUNNEL	H	A
MECHANICAL ROOM - VEHICLE MAINTENANCE SIDE	H	A
GARAGE WORK AREA - VEHICLE MAINTENANCE SIDE	H	A
MECHANICAL PENTHOUSE	H	A
GARAGE - BOMB SQUAD SIDE	H	A
MECHANICAL PENTHOUSE	H	A
MECHANICAL PENTHOUSE	H	A
MECHANICAL PENTHOUSE	H	A
MECHANICAL PENTHOUSE	H	A
MECHANICAL ROOM - VEHICLE MAINTENANCE SIDE	H	A
MECHANICAL PENTHOUSE	H	A
STEAM TUNNEL	H	A
STEAM TUNNEL	H	A
MECHANICAL ROOM - VEHICLE MAINTENANCE SIDE	H	A
MECHANICAL ROOM - VEHICLE MAINTENANCE SIDE	H	A
MECHANICAL PENTHOUSE	H	A
MECHANICAL PENTHOUSE	H	A
MECHANICAL PENTHOUSE	H	A
MECHANICAL PENTHOUSE	H	A
MECHANICAL PENTHOUSE	H	A
PARTS STORAGE - VEHICLE MAINTENANCE SIDE	H	A
GARAGE - BOMB SQUAD SIDE	H	A
	H	A
MECHANICAL ROOM - VEHICLE MAINTENANCE SIDE	H	A
MECHANICAL PENTHOUSE	H	A

MECHANICAL PENTHOUSE	H	A
MECHANICAL PENTHOUSE	H	A
MECHANICAL PENTHOUSE	H	A
ADMIN	H	A
KENNEL	H	A
ADMIN	H	A
ADMIN	H	A
ADMIN	H	A
ELECTRICAL	H	A
ADMIN	H	A
ELECTRICAL CLOSET	H	A
	H	A
ELECTRICAL CLOSET	H	A
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ELECTRICAL CLOSET	H	A
ELECTRICAL CLOSET	H	A
ELECTRICAL CLOSET	H	A
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ELECTRICAL CLOSET	H	A
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ELECTRICAL CLOSET	H	A
ELECTRICAL CLOSET	H	A
MECHANICAL PENTHOUSE	H	A
MECHANICAL PENTHOUSE	H	A
ELECTRICAL CLOSET	H	A
ELECTRICAL CLOSET	H	A
ELECTRICAL CLOSET	H	A
ELECTRICAL CLOSET	H	A
ELECTRICAL CLOSET	H	A
ELECTRICAL CLOSET	H	A
KENNEL	H	A
ELECTRICAL CLOSET	H	A
GARAGE - BOMB SQUAD SIDE	H	A
ELECTRICAL - BOMB SQUAD SIDE	H	A
ELECTRICAL - BOMB SQUAD SIDE	H	A
GARAGE WORK AREA - VEHICLE MAINTENANCE SIDE	H	A
GARAGE WORK AREA - VEHICLE MAINTENANCE SIDE	H	A
ADMIN	H	A
ADMIN	H	A
MECHANICAL ROOM - VEHICLE MAINTENANCE SIDE	H	A
MECHANICAL ROOM - VEHICLE MAINTENANCE SIDE	H	A
	H	A
	H	A
ELECTRICAL - BOMB SQUAD SIDE	H	A
ELECTRICAL - BOMB SQUAD SIDE	H	A
ELECTRICAL CLOSET	H	A

KENNEL	H	A
STEAM TUNNEL	H	A
STEAM TUNNEL	H	A
GARAGE WORK AREA - VEHICLE MAINTENANCE SIDE	H	A
MECHANICAL PENTHOUSE	H	A
MECHANICAL PENTHOUSE	H	A
MECHANICAL PENTHOUSE	H	A
MECHANICAL PENTHOUSE	H	A
MECHANICAL PENTHOUSE	H	A
MECHANICAL PENTHOUSE	H	A
STEAM TUNNEL	H	A
STEAM TUNNEL	H	A
ADMIN	H	A
ADMIN	H	A
KENNEL	H	A
	H	A
	H	A
MECHANICAL PENTHOUSE	H	A
KENNEL	H	A
ELEVATOR ROOM	H	A
KITCHEN CLOSET - BOMB SQUAD SIDE	H	A
KENNEL	H	A
KENNEL	H	A
	H	A
	H	A
MECHANICAL PENTHOUSE	H	A
ELEVATOR ROOM	H	A
	H	A
MECHANICAL ROOM - VEHICLE MAINTENANCE SIDE	H	A
MECHANICAL ROOM - VEHICLE MAINTENANCE SIDE	H	A
ELECTRICAL CLOSET	H	A
ELECTRICAL CLOSET	H	A
ELECTRICAL CLOSET	H	A
ELECTRICAL CLOSET	H	A
ELECTRICAL CLOSET	H	A
ELECTRICAL CLOSET	H	A
ELECTRICAL CLOSET	H	A
ELECTRICAL CLOSET	H	A
ELECTRICAL - BOMB SQUAD SIDE	H	A
KITCHEN CLOSET - BOMB SQUAD SIDE	H	A
	H	A
	H	A
MECHANICAL PENTHOUSE	H	A
KITCHEN CLOSET - BOMB SQUAD SIDE	H	A
KITCHEN CLOSET - BOMB SQUAD SIDE	H	A
KENNEL	H	A
	H	A
	H	A
MECHANICAL PENTHOUSE	H	A
MECHANICAL PENTHOUSE	H	A
ELEVATOR ROOM	H	A
KENNEL	H	A
KENNEL	H	A

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KENNEL

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PLBG Accessibility	HVAC Accessibility	Accessibility	Equipment Served
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1			ELECTRIC
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TYPE LA

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	< 8 FT	
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	1	FCU # 1
	1	FCU # 2
	1	FCU # 3
	1	CONDENSING UNIT
	1	CONDENSING UNIT
	1	CONDENSING UNIT
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	1	CONDENSING UNIT
	1	CONDENSING UNIT
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3		
	1	
	1	SUPPLY FAN 2
	1	SUPPLY FAN 1
	1	SUPPLY FAN
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TYPE S0

SIZE: 017

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CONTROLS AHU-1
WATER HEATER
CONTROLS AHU-2

1

TYPE 1
TYPE 1
AC FOR ELEVATOR MACHINE ROOM

WATER HEATER
WATER HEATER
AHU

1
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< 8 FT
< 8 FT
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> 8 FT
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GARAGE DOOR
GARAGE DOOR
HOT WATER PUMP
WATER PUMP
EXHAUST FAN
AIR COMPRESSOR
GARAGE DOOR
EXHAUST FAN
RECIRC PUMP
RECIRC PUMP
SUPPLY FAN
RETURN FAN
CONDENSATE PUMP
CONDENSATE PUMP
COMPRESSOR
COMPRESSOR
AIR COMPRESSOR
HOT WATER PUMP
HOT WATER PUMP
RECIRC PUMP
RECIRC PUMP
BOOSTER FAN
SUPPLY FAN
EXHAUST FAN
SUPPLY FAN
BOOSTER FAN

HOT WATER PUMP

WATER PUMP

EXHAUST FAN

AIR COMPRESSOR

GARAGE DOOR

EXHAUST FAN

RECIRC PUMP

RECIRC PUMP

SUPPLY FAN

RETURN FAN

CONDENSATE PUMP

CONDENSATE

COMPRESSOR

COMPRESSOR

AIR COMPRESSOR

HOT WATER PUMP
HOT WATER PUMP

HOT WATER PUMP
RECIRC PUMP

RECIRC PUMP
RECIRC PUMPRECIRC PUMP
BOOSTER FAN

BOOSTER FAN
SUPPLY FAN

SUPPLY FAN
EXHAUST FAN

EXHAUST FAN
SUPPLY FAN

SUPPLY FAN
BOOSTER FAN

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TYPE SED

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TYPE S0

TYPE S0

TYPE S0

TYPE S0

TYPE QL

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33

4

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4
4
4

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

Y	1-Dec-05		
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Y	1-Dec-05	1"	
Y	1-Dec-05	1"	
Y	1-Dec-05	2"	
Y	1-Dec-05		
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Y	1-Dec-05		
Y	1-Dec-05		
Y	1-Dec-05		
Y	1-Dec-05	12"	
Y	1-Dec-05	18"	
Y	1-Dec-05	18"	
Y	1-Dec-05		A39
Y	1-Dec-05		
Y	1-Dec-05		
Y	1-Dec-05		
Y	1-Dec-05		1
Y	1-Dec-05		
Y	1-Dec-05		
Y	1-Dec-05	18"	
Y	1-Dec-05	18"	
Y	1-Dec-05	24"	

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

Y	1-Dec-05
Y	1-Dec-05
Y	1-Dec-05
Y	1-Dec-05

HVAC Horsepower (HP)	HVAC Phase	HVAC Speed (RPM)	HVAC Frame
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2404

125.00
125.00

3
3
1
3
3

444T
444T

3
3
3

3

1

1

3

3

3

3

3

3

0.50	3	1725	56C
0.50	3	1725	56
1.00			
5.00	3	3450	184T
5.00	3	1725	184T
0.50	3	1725	56
0.50	1	1725	48
5.00	3	1740	184T
5.00	3	1740	184T
30.00	3	1770	286T
0.75	3	3450	56C2-65
0.75	3	3450	56C2-65
5.00			
5.00			
5.00	3	1745	184T
1.00	3	1735	145T
1.00	3	1735	145T
5.00	3	1740	184T
5.00	3	1740	184T
1.50	3	1720	
3.00	3	1745	182T
	3		

[illegible]

[illegible]

60 A
60 A
60 A
30 A
60 A
60 A
240 V, 60 A

600 V, 400 A
600 V, 400 A
240 V, 100 A
240 V, 200 A
240 V, 60 A
30 A
60 A

460 V
460 V
230 V
480 V, 500 A
208 V, 500 A

[illegible]

250
250

[illegible]

480 V, 36 A, 30 Kva

[illegible]

200

[illegible]

[illegible]

[illegible]

		ENTECH
		ENTECH
		ENTECH
		ENTECH
		ENTECH
		ENTECH
		ENTECH
		ENTECH
		ENTECH
120 V		ENTECH
		ENTECH
460 V, 225 A		ENTECH
460 V, 225 A		ENTECH
208 V, 100 A		ENTECH
460 V, 225 A		ENTECH
460 V, 225 A		ENTECH
460 V, 225 A		ENTECH
460 V, 225 A		ENTECH
460 V, 225 A		ENTECH
460 V, 225 A		ENTECH
460 V, 225 A		ENTECH
208 V, 225 A		ENTECH
208 V, 225 A		ENTECH
208 V, 225 A		ENTECH
208 V, 225 A		ENTECH
208 V, 225 A		ENTECH
208 V, 225 A		ENTECH
208 V, 225 A		ENTECH
208 V, 225 A		ENTECH
208 V, 225 A		ENTECH
460 V, 225 A		ENTECH
480 V		ENTECH
120 V		ENTECH
208 V, 100 A		ENTECH
208 V, 225 A		ENTECH
208 V, 225 A		ENTECH
208 V, 225 A		ENTECH
208 V, 225 A		ENTECH
208 V, 225 A		ENTECH
400 A		ENTECH
240 V, 225 A		ENTECH
208 V, 125 A		ENTECH
208 V, 250 A		ENTECH
208 V	2003	ENTECH
250 A		ENTECH
250 A		ENTECH
200 A	2003	ENTECH
1200 A	2003	ENTECH
400 A		ENTECH
400 A		ENTECH
225 A		ENTECH
240 V, 225 A		ENTECH
480 V, 125 A		ENTECH
		ENTECH
240 V, 125 A		ENTECH

450

600

300

250

175

225

2002

2003

1987

[illegible]

200

1987

[illegible]

ENTECH
ENTECH
ENTECH
ENTECH

Notes

CAPACITY: 5 GAL
CAPACITY: 5 GAL
CAPACITY: 5 GAL

ROLLING FIRE DOOR #: 240669
0.5 TON CAPACITY, MODEL #: ELC1033

USES NATURAL GAS
USES NATURAL GAS

F.O.#: 12-75376

SHOP #: Y06788

FAN DESC.: AF-THIRTYFAN, SHOP #: Y06788

2 FANS

2 FANS

1 FAN

QUANTITY: 2

SERIES: E2

TYPE: LEAD ACID, STORAGE AREA

TYPE: LEAD ACID, STORAGE AREA
SERIES: E1
SERIES: E1
SERIES: E2

4 - 10 GPM
4 - 10 GPM

SEPARATE SHEET
SEPARATE SHEET

SIZE 8
SIZE 5
SIZE 8
SIZE 5
SIZE 8
SIZE 10

NATIONAL BRAND #: 145766
2 HP, FILTER SIZE 16x20x1

1320 WATTS

FORM: CFF4PIT

17.5 WATTS

200 WOS

CATALOGUE #: M3218T

TYPE: TDR
TYPE: TDR

TYPE: TKKH
TYPE: TS
TYPE: TS

TYPE: TDR
CATALOGUE #: H121, TYPE: TDR, 1.5 HP
CATALOGUE #: H121, TYPE: TDR, 1.5 HP
TYPE: TDR
TYPE: TDR

SERIES: E1
SERIES: E1
SERIES: E1

SERIES: E1
SERIES: E1
SERIES: E1
SERIES: E2
SERIES: E1
SERIES: E1
SERIES: E1
SERIES: E1
SERIES: E1
SERIES: E1
SERIES: E1
SERIES: E1

CATALOGUE #: 44-10180-10, 4 WIRE, "LP-P"
CATALOGUE #: 44-10180-10, 4 WIRE, "RP-P"
SERIES: E2

SERIES: E2
SERIES: E2
SERIES: E2
SERIES: E2

CATALOGUE #: NQOD442L225CU
CATALOGUE #: NQ0D442L225CU

AIR OPERATED
SIZE: 3x15x6, 66 GPM
SIZE: 3x15x6, 66 GPM

TYPE: B-36, REFRIGERANT: 12

4 - 10 GPM

SIZE 2.5

TAG #: VR-230-7TH FL, SIZE 5

SIZE 5

SIZE 8

SIZE 4

SIZE 10

SIZE 10

SIZE 6

SIZE 6

SIZE 8

SIZE 5

SIZE 8

SIZE 8

SIZE 8

SIZE 8

SIZE 10

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SIZE 8

SIZE 6

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**SECTION K
REPRESENTATIONS, CERTIFICATIONS AND OTHER STATEMENTS OF
OFFERORS**

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AOC52.204-3	REPRESENTATIONS AND CERTIFICATIONS
FAR 52.209-5	CERTIFICATION REGARDING DEBARMENT, SUSPENSION, PROPOSED DEBARMENT, AND OTHER RESPONSIBILITY MATTERS
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SECTION K
REPRESENTATIONS, CERTIFICATIONS AND OTHER STATEMENTS OF
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FAR 52.203-2 CERTIFICATE OF INDEPENDENT PRICE DETERMINATION (APR 1985)

(a) The offeror certifies that -

 (1) The prices in this offer have been arrived at independently, without, for the purpose of restricting competition, any consultation, communication, or agreement with any other offeror or competitor relating to -

- (i) Those prices;
- (ii) The intention to submit an offer; or
- (iii) The methods or factors used to calculate the prices offered;

 (2) The prices in this offer have not been and will not be knowingly disclosed by the offeror, directly or indirectly, to any other offeror or competitor before bid opening (in the case of a sealed bid solicitation) or contract award (in the case of a negotiated solicitation) unless otherwise required by law; and

 (3) No attempt has been made or will be made by the offeror to induce any other concern to submit or not to submit an offer for the purpose of restricting competition.

(b) Each signature on the offer is considered to be a certification by the signatory that the signatory -

 (1) Is the person in the offeror's organization responsible for determining the prices being offered in this bid or proposal, and that the signatory has not participated and will not participate in any action contrary to paragraphs (a)(1) through (a)(3) of this provision; or

 (2)(i) Has been authorized, in writing, to act as agent for the following principals in certifying that those principals have not participated, and will not participate in any action contrary to paragraphs (a)(1) through (a)(3) of this provision

[insert full name of person(s) in the offeror's organization responsible for determining the prices offered in this bid or proposal, and the title of his or her position in the offeror's organization];

 (ii) As an authorized agent, does certify that the principals named in subdivision (b)(2)(i) of this provision have not participated, and will not participate, in any action contrary to paragraphs (a)(1) through (a)(3) of this provision; and

SECTION K
REPRESENTATIONS, CERTIFICATIONS AND OTHER STATEMENTS OF
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(iii) As an agent, has not personally participated, and will not participate, in any action contrary to paragraphs (a)(1) through (a)(3) of this provision.

(c) If the offeror deletes or modifies paragraph (a)(2) of this provision, the offeror must furnish with its offer a signed statement setting forth in detail the circumstances of the disclosure.

(End of provision)

FAR 52.204-3 TAXPAYER IDENTIFICATION (OCT 1998)

(a) *Definitions.*

"Common parent," as used in this provision, means that corporate entity that owns or controls an affiliated group of corporations that files its Federal income tax returns on a consolidated basis, and of which the offeror is a member.

"Taxpayer Identification Number (TIN)," as used in this provision, means the number required by the Internal Revenue Service (IRS) to be used by the offeror in reporting income tax and other returns. The TIN may be either a Social Security Number or an Employer Identification Number.

(b) All offerors must submit the information required in paragraphs (d) through (f) of this provision to comply with debt collection requirements of 31 U.S.C. 7701(c) and 3325(d), reporting requirements of 26 U.S.C. 6041, 6041 A, and 6050M, and implementing regulations issued by the IRS. If the resulting contract is subject to the payment reporting requirements described in Federal Acquisition Regulation (FAR) 4.904, the failure or refusal by the offeror to furnish the information may result in a 31 percent reduction of payments otherwise due under the contract.

(c) The TIN may be used by the Government to collect and report on any delinquent amounts arising out of the offeror's relationship with the Government (31 U.S.C. 7701(c)(3)). If the resulting contract is subject to the payment reporting requirements described in FAR 4.904, the TIN provided hereunder may be matched with IRS records to verify the accuracy of the offeror's TIN.

(d) *Taxpayer Identification Number (TIN).*

_____ TIN: _____.

_____ TIN has been applied for.

_____ TIN is not required because:

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REPRESENTATIONS, CERTIFICATIONS AND OTHER STATEMENTS OF
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_____ Offeror is a nonresident alien, foreign corporation, or foreign partnership that does not have income effectively connected with the conduct of a trade or business in the United States and does not have an office or place of business or a fiscal paying agent in the United States;

_____ Offeror is an agency or instrumentality of a foreign government;

_____ Offeror is an agency or instrumentality of a Federal government;

(e) *Type of organization.*

_____ Sole proprietorship;

_____ Partnership;

_____ Corporate entity (not tax-exempt);

_____ Corporate entity (tax-exempt);

_____ Government entity (Federal, State, or local);

_____ Foreign government

_____ International organization per 26 CFR 1.6049-4;

_____ Other _____

(f) *Common Parent.*

_____ Offeror is not owned or controlled by a common parent as defined in paragraph (a) of this provision.

_____ Name and TIN of common parent:

Name _____

TIN _____

(End of provision)

SECTION K
REPRESENTATIONS, CERTIFICATIONS AND OTHER STATEMENTS OF
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AOC52.204-2 DATA UNIVERSAL NUMBERING SYSTEM (DUNS) NUMBER (JUN 2004)

(a) The offeror shall enter, in the space provided below, the DUNS number that identifies the offeror's name and address exactly as stated in the offer. The DUNS number is a nine-digit number assigned by Dun and Bradstreet Information Services.

(b) If the offeror does not have a DUNS number, it should contract Dun and Bradstreet directly to obtain one. A DUNS number will be provided immediately by telephone at no charge to the offeror. For information on obtaining a DUNS number, the offeror, if located within the United States, should call Dun and Bradstreet at 1-800-333-0505. The offeror should be prepared to provide the following information:

- (1) Company name,
- (2) Company address;
- (3) Company telephone number;
- (4) Line of business;
- (5) Chief executive officer/key manager;
- (6) Date the company was started;
- (7) Number of people employed by the company; and
- (8) Company affiliation.

(c) Offerors located outside the United States may obtain the location and phone number of the local Dun and Bradstreet Information Services office from the Internet home page at <http://www.customerservice@dnb.com>. If an offeror is unable to locate a local service center, it may send an e-mail to Dun and Bradstreet at globalinfo@mail.dnb.com.

(d) Enter DUNS number: _____.

(End of provision)

AOC52.204-3 REPRESENTATIONS AND CERTIFICATIONS (NOV 2004)

The offeror shall properly execute and submit with its offer the Representations and Certifications

SECTION K
REPRESENTATIONS, CERTIFICATIONS AND OTHER STATEMENTS OF
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contained herein. Insert information in spaces provided as applicable.

(End of provision)

FAR 52.209-5 CERTIFICATION REGARDING DEBARMENT, SUSPENSION,
PROPOSED DEBARMENT, AND OTHER RESPONSIBILITY
MATTERS (DEC 2001)

(a)(1) The Offeror certifies, to the best of its knowledge and belief, that—

(i) The offeror and/or any of its Principals –

(A) Are () are not () presently debarred, suspended, proposed for
debarment, or declared ineligible for the award of contracts by any Federal agency;

(B) Have () have not (), within a three-year period preceding this
offer, been convicted of or had a civil judgment rendered against them for: commission of fraud or
a criminal offense in connection with obtaining, attempting to obtain, or performing a public
(Federal, state, or local) contract or subcontract; violation of Federal or state antitrust statutes
relating to the submission of offers; or commission of embezzlement, theft, forgery, bribery,
falsification or destruction of records, making false statements, tax evasion, or receiving stolen
property; and

(C) Are () are not () presently indicted for, or otherwise criminally
or civilly charged by a governmental entity with, commission of any of the offenses enumerated in
paragraph (a)(1)(i)(B) of this provision.

(ii) The Offeror has () has not (), within a three-year period preceding this
offer, had one or more contracts terminated for default by any Federal agency.

(2) “Principals,” for the purposes of this certification, means officers; directors;
owners; partners; and, persons having primary management or supervisory responsibilities within
a business entity (e.g., general manager; plan manager; head of a subsidiary, division, or business
segment, and similar positions).

This Certification Concerns a Matter Within the Jurisdiction of an Agency of the United States
and the Making of a False, Fictitious, or Fraudulent Certification May Render the Maker Subject
to Prosecution Under Section 1001, Title 18, United States Code.

(c) The Offeror shall provide immediate written notice to the Contracting Officer if, at any

SECTION K
REPRESENTATIONS, CERTIFICATIONS AND OTHER STATEMENTS OF
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time prior to contract award, the Offeror learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

(d) A certification that any of the items in paragraph (a) of this provision exists will not necessarily result in withholding of an award under this solicitation. However, the certification will be considered in connection with a determination of the Offeror's responsibility. Failure of the Offeror to furnish a certification or provide such additional information as requested by the Contracting Officer may render the Offeror non-responsible.

(e) Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render, in good faith, the certification required by paragraph (a) of this provision. The knowledge and information of an Offeror is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

(f) The certification in paragraph (a) of this provision is a material representation of fact upon which reliance was placed when making award. If it is later determined that the Offeror knowingly rendered an erroneous certification, in addition to other remedies available to the Government, the Contracting Officer may terminate the contract resulting from this solicitation for default.

(End of provision)

AOC52.209-1 ORGANIZATIONAL AND PERSONAL CONFLICTS OF INTEREST
(NOV 2004)

(a) The offeror and resultant contractor certifies that, to the best of the it's knowledge and belief, there are no relevant facts or circumstances which could give rise to an organizational conflict of interest, as defined in FAR Subpart 9.5.

(b) Prior to commencement of any work, the contractor agrees to notify the Contracting Officer immediately that, to the best of its knowledge and belief, no actual or potential conflict of interest exists or to identify to the Contracting Officer any actual or potential conflict of interest the contractor may have.

(c) The offeror and resultant contractor agree to notify immediately the AOC Contracting Officer of (1) any actual or potential personal conflict of interest with regard to any of its employees working on or having access to information regarding this contract, or (2) any such conflicts concerning subcontractor employees or consultants working on or having access to information regarding this contract, when such conflicts have been reported to the Contractor. A personal conflict of interest is defined as a relationship of an employee, subcontractor employee,

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or consultant with an entity that may impair the objectivity of the employee, subcontractor employee, or consultant in performing the contract work.

(d) If the contractor, under the terms of this contract or through the performance of work pursuant to this contract, is required to develop specifications or statements of work and such specifications or statements of work are incorporated subsequently into an AOC solicitation, the contractor shall be ineligible to perform the work described in that solicitation as a prime contractor or subcontractor under an ensuing AOC contract.

(End of provision)

AOC52.215-8 AUTHORIZED NEGOTIATORS (JUN 2004)

The offeror represents that following persons are authorized to negotiate on its behalf with the Government in connection with this Request for Proposal:

<u>Name</u> _____	<u>Title</u> _____
<u>Telephone:</u> _____	<u>E-Mail:</u> _____
<hr style="border-top: 3px double #000;"/>	

<u>Name</u> _____	<u>Title</u> _____
<u>Telephone:</u> _____	<u>E-Mail:</u> _____
<hr style="border-top: 3px double #000;"/>	

<u>Name</u> _____	<u>Title</u> _____
<u>Telephone:</u> _____	<u>E-Mail:</u> _____
<hr style="border-top: 3px double #000;"/>	

(End of provision)

END OF SECTION K

SIZE 10

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INSTRUCTIONS, CONDITIONS, AND NOTICES TO OFFEROR

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AOC52.215-3	RESTRICTION ON DISCLOSURE AND USE OF DATA
AOC52.215-6	PREPARATION OF PROPOSALS
AOC52.215-9	FAILURE TO SUBMIT OFFER
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SECTION L
INSTRUCTIONS, CONDITIONS, AND NOTICES TO OFFEROR

AOC52.215-1 INSTRUCTIONS TO OFFERORS (FEB 2005)

(a) *Definitions.* As used in this provision --

“Proposal modification” is a change made to a proposal before the solicitation’s closing date and time, or made in response to an amendment, or made to correct a mistake at any time before award.

“Proposal revision” is a change to a proposal made after the solicitation closing date, at the request of or as allowed by a Contracting Officer as the result of negotiations.

“Time,” if stated as a number of days, is calculated using calendar days, unless otherwise specified, and will include Saturdays, Sundays, and legal holidays, including Presidential Inauguration Day. However, if the last day falls on a Saturday, Sunday, or legal holiday, including Presidential Inauguration Day, then the period shall include the next working day.

(b) Offerors are expected to examine the entire solicitation and all instructions. Failure to do so will be at the offeror’s risk. Each offeror shall furnish the information required by the solicitation. The offeror will be held responsible for full knowledge of all information contained therein.

(c) *Packaging, transmission, and tracking of proposals.* (1) Proposals, modifications, and revisions shall be enclosed, in the quantities specified elsewhere in this solicitation, in sealed envelopes. With each copy of the form entitled “SOLICITATION, OFFER, AND AWARD”, enclose the completed Schedule page, Bid Guarantee, if required, and Representations and Certifications. **Address envelopes to: Architect of the Capitol, Procurement Division, Ford House Office Building, Attn: (Carolyn Horne), Room H2-263 Bid Room, Second and “D” Streets, S.W., Washington, DC 20515.** Offeror shall place the OF-17, Offer Label, on the exterior of the package on the same side as the address, or write “Bid Documents Enclosed”, “H2-263 Bid Room”, and write the solicitation number, time and date for receipt of offers on the exterior of the package on the same side as the address. Telegraphic or facsimile proposals and modifications will not be considered.

(2) Current security requirements established by the U.S. Capitol Police to screen mail being delivered to the U.S. Capitol Complex of buildings preclude the use of U. S. Postal Service by offerors to deliver their proposals submitted in response to this solicitation. In addition, because all packages must be screened for security purposes at a central location prior to their delivery, the Architect of the Capitol cannot accept packages containing offers hand carried directly to the Bid Room address within the Ford House Office Building, or any other location in the U.S. Capitol Complex of buildings. **See “Notice for Delivery” on the front of the solicitation.**

(3) **To assist in tracking of proposals, offerors are requested to fax a copy of their signed “Solicitation, Offer and Award” form as well as a copy of the FEDEX or UPS**

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INSTRUCTIONS, CONDITIONS, AND NOTICES TO OFFEROR

receipt to (Carolyn Horne) to (202) 225-3221 at the time of the submission of their offer.

(4) The only acceptable method by which offerors can deliver their responses to this solicitation shall be via Federal Express (FEDEX) or United Parcel Service (UPS). Offers submitted via any other method will be rejected. **OFFERORS - DO NOT MAIL YOUR OFFER BY REGULAR U.S. MAIL.** See notice attached to this solicitation for special instructions.

(d) **Submission, modification, revision, and withdrawal of proposals.** (1) Offerors are responsible for submitting proposals and any modifications or revisions so as to reach the Government office designated in the solicitation by : **July 31, 3:00 p.m. (Local time).** For the purposes of determining timeliness, the designated Government office is defined as the Pitney Bowes Management Services Capitol Heights Mail Facility at 9140 East Hampton Drive, Capitol Heights, Maryland 20743.

(2) Any proposal, modification, or revision received at the Government office designated in the solicitation after the exact time specified for receipt of offers is “late” and will not be considered unless it is received before award is made, the Contracting Officer determines that accepting the late offer would no unduly delay the acquisition, and-

(i) If it was transmitted through an electronic commerce method authorized by the solicitation, it was received at the initial point of entry to the Government infrastructure not later than 5:00 p.m. one working day prior to the date specified for receipt of proposals;

(ii) There is acceptable evidence to establish that it was received at the Government installation designated for receipt of proposals and was under the Government’s control prior to the time set for receipt of proposals; or

(iii) It is the only proposal received.

(3) However, a late modification of an otherwise successful proposal that makes its terms more favorable to the Government, will be considered at any time it is received and may be accepted.

(4) Acceptable evidence to establish the date of receipt at the Government installation includes the time/date stamp of that installation on the offer wrapper, other documentary evidence of receipt maintained by the installation, or oral testimony or statements of Government personnel.

(5) If an emergency or unanticipated event interrupts normal Government processes so that offers cannot be received at the Government office designated for receipt of

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proposals by the exact time specified in the solicitation and urgent Government requirements preclude amendment of the solicitation, the time specified for receipt of proposals will be deemed to be extended to the same time of day specified in the solicitation on the first work day on which normal Government processes resume.

(6) Proposals may be withdrawn by written notice received at any time before award. Proposals may be withdrawn in person by an offeror or an authorized representative if the identity of the person requesting withdrawal is established and the person signs a receipt for the proposal before award.

(End of provision)

AOC52.215-2 INTERPRETATIONS AND AMENDMENTS (JUN 2004)

(a) Any prospective offeror desiring an explanation or interpretation of the solicitation, drawings, specifications, etc., must request it in writing no later than fourteen calendar days prior to the date established for receipt of offers. Oral explanations or instructions given before the award of a contract will not be binding.

(b) Prospective offerors shall request the Contracting Officer, in writing, via FAX or e-mail for an interpretation or correction of any ambiguity, inconsistency, or error in the contract documents which they may discover or which should have been discovered by a reasonably prudent offeror. Such requests or objections to materials or methods of construction shown or specified shall be directed to the attention of the Contracting Officer at least fifteen (15) calendar days prior to the date specified for receipt of proposals. Written requests shall be transmitted via e-mail to chorne@aoc.gov or via facsimile to (202) 225-3221.

(c) Any interpretations or corrections, as well as any additional modifications the Contracting Officer may desire to include, will be in the form of amendments, in writing, which will be sent on the same date to all offerors if that information is necessary in submitting offers or if the lack of it would be prejudicial to other prospective offerors and shall become a part of any subsequent contract. The Contracting Officer reserves the right to answer only such questions as have, in his opinion, a definite bearing upon the proposals to be submitted.

(1) Offerors shall acknowledge the receipt of all amendments to the solicitation by:

- (i) Signing and returning the amendment;
- (ii) Identifying the amendment number and date in the space provided for this purpose on the form for submitting a offer;
- (iii) Letter or telegram; or
- (iv) Facsimile, if facsimile offers are authorized in the solicitation.

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(2) The Government must receive the acknowledgment by the time and at the place specified for receipt of offers.

(d) Requests for oral interpretations or any other interpretations not made by amendments will not be accepted, and any information that may possibly be gained by offerors in that manner is gratuitous and not binding.

(e) If this solicitation is amended, all terms and conditions that are not amended remain unchanged.

(End of provision)

AOC52.215-3 RESTRICTION ON DISCLOSURE AND USE OF DATA (JUN 2004)

Offerors that include in their proposals data that they do not want disclosed to the public for any purpose, or used by the Government except for evaluation purposes, shall—

- (a) Mark the title page with the following legend:
“This proposal includes data that shall not be disclosed outside the Government and shall not be duplicated, used, or disclosed--in whole or in part--for any purpose other than to evaluate this proposal. If, however, a contract is awarded to this offeror as a result of--or in connection with--the submission of this data, the Government shall have the right to duplicate, use, or disclose the data to the extent provided in the resulting contract. This restriction does not limit the Government’s right to use information contained in this data if it is obtained from another source without restriction. The data subject to this restriction are contained in sheets (insert numbers or other identification of sheets)”; and
- (b) Mark each sheet of data it wishes to restrict with the following legend:
“Use or disclosure of data contained on this sheet is subject to the restriction on the title page of this proposal.”

(End of provision)

AOC52.215-6 PREPARATION OF PROPOSALS (JUN 2004)

- (a) Offerors are expected to examine the drawings, if any, specifications, Schedule, and all instructions. Failure to do so will be at the Offerors risk.
- (b) Each offeror shall furnish the information required by the solicitation. The offerors shall sign the offer on Page 1 (SOLICITATION, OFFER AND AWARD) in block 15 and return

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this solicitation package in its entirety. Erasures or other changes must be initialed by the person signing the offer. Offers signed by an agent shall be accompanied by evidence of that agent's authority, unless that evidence has been previously furnished to the issuing office.

(c) For each item offered, offers shall—

(1) Show the unit price, if required, including, unless otherwise specified, packaging, packing, and preservation; and

(2) Enter the extended price for the quantity of each item offer in the "Amount" column of the Schedule.

(d) In case of discrepancy between a unit price and an extended price, the unit price will be presumed to be correct, subject, however, to correction to the same extent and in the same manner as any other mistake.

(e) Offers for supplies or services other than those specified will not be considered unless authorized by the solicitation.

(f) **The Proposal shall be submitted in two parts:** a technical proposal (original and 3 copies) and a cost proposal (original and 2 copies). Each of the parts shall be separate and complete in itself so that evaluation of one can be accomplished independently from evaluation of the other. The technical proposal must be succinct, well written, and presented in a clear straightforward manner in an 8.5" x 11" format and must not contain any references to costs. All Offerors are required to submit a comprehensive and complete technical proposal that demonstrates their ability to perform the work described in this solicitation and addresses each of the following five (5) Technical Factors. Offerors are also cautioned to be responsive to all of the requirements of Section C (Scope of Work) and provide sufficient information to allow evaluation of the proposals per Section M (Evaluation Factors for Award).

FACTOR 1: TECHNICAL APPROACH:

Offeror's shall discuss in outline form, with brief narratives, the processes they would use in the implementation of this project. The outline shall include specific tasks and any other items the firm deems critical to their technological approach as it relates to each subfactor. The technical approach must demonstrate an understanding of the range of work and describe the general processes the firm will use to accomplish the tasks identified in the scope of work including which tasks will be accomplished by subcontractors.

Subfactor 1.1 - Facilities Management - The offeror shall provide evidence of their team's ability to perform facilities management for a facility of the size, scope, and complexity of the USCP site(s) to include 24 hours/7 days a week for facility maintenance operations, work order management, and maintenance planning implementation.

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Subfactor 1.2 - Operations and Maintenance - The offeror shall provide evidence of his team's ability to perform operations and maintenance for a facility of the size, scope, and complexity of the USCP sites to include building and site systems commissioning, preventative, predictive, and corrective maintenance planning, scheduling, and execution, building systems operations, monitoring, and controlling, testing requirements, and indoor air quality.

Subfactor 1.3 - Landscaping, Grounds, and Plant Maintenance - The offeror shall provide evidence of his team's ability to perform landscaping, grounds and plant maintenance for a facility of the size, scope, and complexity of the USCP sites to include lawn mowing, turf, plant, shrub, and tree maintenance, bed, and decorative landscaping structures maintenance, and debris clearing.

Subfactor 1.4 - Snow Removal - The offeror shall provide evidence of his team's ability to perform snow removal for a facility of the size, and complexity of the USCP sites to include snow and ice removal for roads, parking areas, sidewalks, and landings, surface treatments, and snow stockpiling.

Subfactor 1.5 - Infrastructure Repair Work - The offeror shall provide evidence of his team's ability to perform project work for a facility of the size, scope, and complexity of the USCP sites to include scoping, planning, estimating, design, scheduling, construction, and construction management services.

FACTOR 2 - CORPORATE EXPERIENCE:

The Contractor shall provide descriptions of current or recently completed contracts performed by the offeror, and any proposed subcontractor, from within the past ten (10) years. Descriptions shall include references of successfully managed contracts for **at least three (3)** comparable projects that have been performed within the past five (5) years. Comparable projects are those, which are similar in size, scope, and complexity to the work contemplated by this solicitation, and which involve most of the following characteristics:

- Experience** in facility management for a 24/7 operation;
- Experience** performing operations and maintenance for a BOMA Class A buildings with similar systems to include preventative, predictive, and corrective maintenance, and operational control utilizing a building automated system.
- Experience** with landscaping and grounds maintenance;
- Experience** with snow removal operations;

Sub-factor 2.1: Similar Project Experience: Demonstrates expertise and successful completion of operations and maintenance services with responsibilities for the items/services outlined in the scope of work. Similar project experience can be work completed under the direction of the offeror by in-house forces, sub-contractors, or partners. The project profile should clearly state the role of each participant (by company) and their responsibilities.

Sub-factor 2.2: Long Term Relationship: Profiled projects demonstrate that the offeror has been successful in establishing and maintaining long term relationships to include: customers, suppliers, subcontractors and partners.

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Sub-factor 2.3: **Support Infrastructure:** Proposal should demonstrate that the offeror possesses the necessary infrastructure at the corporate level to insure successful project start-up and continuing operations to include: corporate sponsorship for executive oversight; program management; human resources; accounting/budget; planning; design support; facilities engineering; operations and maintenance, safety and supplier/subcontractor management.

Sub-factor 2.4: **Project Schedule and Budget:** Proposal should demonstrate that the offeror has a consistent track record of completing similar projects on schedule and within budget. Specific corporate wide metrics should be included in the proposal as evidence of consistent performance. If profiled projects experienced schedule or budget problems, the offeror shall discuss the reasons for them and what has been done to address the issues.

FACTOR 3: ORGANIZATION & KEY PERSONNEL:

Sub-factor 3.1: **Project Organization and Management** - The offeror shall provide an executive summary of his team's project management plan with a proposed organizational chart. The plan should reflect key management functions, and managerial authority for the project team and any major subcontractors, suppliers, and/or partners. At a minimum, key functions of staffing, subcontracting, and financial relationships should be identified. Provide sufficient information to determine accountability and resource commitments to the project on the part of the offeror and any major subcontractor and how those commitments will be monitored and guaranteed by the offeror. The plan should also identify a corporate sponsor and their plan for managing the customer relationship.

Sub-factor 3.2: **Staffing Plan** - The offeror shall provide his list of proposed Key project team members, both in-house and major subcontractor, with any professional registration, licenses, or certification they may possess and identify their intended role on this project. Specifically, identify the Corporate sponsor, onsite program manager, chief engineer, lead HVAC technician, electrical/instrumentations control technician, CAFM technician/work order planner, CAD technician, small project work manager, construction manager, and construction foreman. Identify corporate staff support and/or affiliated consultants for speciality areas. Provide a detailed narrative describing the qualifications of these individuals and any major subcontractors as they relate to intended roles on this project. Where specific staff cannot be identified by name, indicate the technical speciality and the number of proposed personnel.

Sub-factor 3.3: **Key personnel resumes** - The offeror shall provide evidence that the proposed key personnel (as defined by the statement of work) are well qualified in their areas of expertise and meet all qualifications outlined within the statement of work. Furnished resumes shall include: a detailed work history with job title, project responsibilities and accomplishments; dates assigned to project, relevant education and training accomplishments; copies of licensing and certifications, and client points of contact with phone numbers. Resumes of key personnel that are proposed for this project, along with the corporate sponsor, are required for inclusion with the offerors response.

Sub-factor 3.4: **Subcontracting Management Plan** - If the offeror plans to use subcontractors, subconsultants, or a strategic partner to accomplish this work, describe how the team will

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function as one unit and performance, schedule, and budget will be monitored and controlled to insure that all project deliverables will be met in accordance with the contract requirements. The plan should also address assignment of responsibilities, any delegation of authority required, and specific action the offeror will take if subcontractor performance appears to be out of conformance with contract requirements or starts to decline.

FACTOR 4: SAFETY PERFORMANCE:

Subfactor 4.1 - Safety Record - The offeror shall submit occupational injury/occupational illness safety performance information to include: restricted cases; restricted workdays, lost day cases, lost workdays, recordable cases incident rate, and severity incident rate. The same information shall be presented for any proposed major subcontractors or partners. Safety performance information shall be provided for all individual projects profiled in the corporate experience section as well as the corporation averages for the last five years. Evidence to substantiate safety performance, such as copies of the OSHA 200/300 logs and supplemental corporate reports, shall also be included.

Subfactor 4.2 - Corporate Safety Plan - The offeror shall submit their corporate safety plan and procedures with their proposal. It should include required staff training and items that are required for inclusion in the project safety plan. The corporate plan should show: who is responsible for reviewing project plans and insuring they meet project/corporate requirements; where the corporate safety officer fits into the organization; and indicate their professional credentials.

Subfactor 4.3 - Project Safety Plan - The offeror shall submit their proposed project safety plan for evaluation. It shall address the major components required by the statement of work and include roles and responsibilities; training requirements; procedures; and sample forms.

FACTOR 5: PAST PERFORMANCE:

For each project description provided pursuant to paragraph entitled "Corporate Experience," the offeror and each proposed subcontractor, if applicable, shall request that its former customers complete the attached Past Performance Questionnaire (Section J, attachment J-2) furnished with solicitation. While it is recognized that most single projects may not have covered all of the elements, skills, and tasks required in this procurement, the offeror's proposal may include a group of projects that substantially demonstrate accomplishment of similar work elements, skills, and tasks. The questionnaire responses will be reviewed with the offeror being evaluated on the sub-factors below.

NOTICE TO OFFERORS: It is the offeror's responsibility to ensure that Past performance questionnaires are completed and timely submitted by customer references, and that correct names, addresses, and phone numbers are provided in the proposals for each reference. All questionnaires shall be submitted by the past customers directly to the Architect of the Capitol by facsimile to the attention of Ms. Carolyn Horne, (202) 225-3221 or by email to chorne@aoc.gov. **NO LATER THAN THE DUE DATE FOR THE SUBMISSION OF THIS SOLICITATION.** The Government may also contact other offeror customer's or use other references/information to verify past

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performance.

Sub-Factor 5.1: *Conforming to Contract Requirements* - That the offeror has a history of delivering the required contract services in a manner that meets the contract requirements and complied with all standards. Additionally, that **NO** cure notices, show cause notices, or other letters dealing with unsatisfactory performance had to be issued to the contractor.

Sub-Factor 5.2: *Quality of Work* - That the offeror consistently maintained a quality control program and that all deliverables/services met the specified quality required by the contract.

Sub-Factor 5.3: *Cost Performance* - That the offeror provided services at a reasonable price and managed the work to meet approved budgets. Additionally, that the required contract price changes were fully investigated and presented to the customer in a forthright manner after all attempts to contain the cost were unsuccessful.

Sub-Factor 5.4: *Schedule Performance* - That the offeror met the required schedule and if necessary, took the appropriate (as necessary) steps to get back on schedule without customer action.

Sub-Factor 5.5: *Customer Satisfaction* - That the offeror dealt with the customer with integrity, reasonableness and in a cooperative spirit that demonstrated a concern for, not only delivering what was required but, insuring that customer satisfaction was achieved. That maintaining the relationship was important throughout the process.

(g) **Price Proposal** - A firm fixed-price shall be entered by each offeror on Section B, the Schedule page(s) for each line item (line item pricing, options and unit prices) which shall represent the cost for performing the work required by this Request for Proposal. Erasures or other changes on any or all submissions shall be initialed by the signer of the proposal or by his duly authorized agent. **“The contractor shall also complete and submit along with his price proposal, Section J - Attachment J-1 entitled Reimbursable Services and Rates”.** In addition, the Solicitation, Offer, and Award Form, Section K, the Representations and Certifications, with applicable information included in the spaces provided shall be included as a part of the Price Proposal.

((End of provision))

AOC52.215-9 FAILURE TO SUBMIT OFFER (JUN 2004)

Recipients of this solicitation not responding with a proposal should not return this solicitation, unless it specifies otherwise. Instead, they should advise the issuing office by letter, postcard, or established electronic commerce methods, whether they want to receive future solicitations for similar requirements. If a recipient does not submit a proposal and does not notify the issuing office that future solicitations are desired, the recipient's name will be removed from the

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applicable mailing list.

(End of provision)

FAR 52.216-1 TYPE OF CONTRACT (APR 1984)

The Government contemplates award of a (Firm fixed Price contract with Not-to Exceed amounts) resulting from this solicitation.

(End of provision)

FAR 52.252-1 SOLICITATION PROVISIONS INCORPORATED BY REFERENCE
(FEB 1998)

This solicitation incorporates one or more solicitation provisions by reference, with the same force and effect as if they were given in full text. Upon request, the Contracting Officer will make their full text available. The offeror is cautioned that the listed provisions may include blocks that must be completed by the offeror and submitted with its quotation or offer. In lieu of submitting the full text of those provisions, the offeror may identify the provision by paragraph identifier and provide the appropriate information with its quotation or offer. Also, the full text of a solicitation provision may be accessed electronically at this/these address(es):

www.gsa.gov or www.govcon.com

PROVISION TITLE DATE FAR REFERENCE

(End of provision)

END OF SECTION L

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SECTION M EVALUATION FACTORS FOR AWARD

M.1 BASIS FOR AWARD

Subject to the terms and conditions herein, contract award will be made to a single offeror who, in the discretion of the Contracting Officer, is determined to offer the best value to the Government. No proposal shall be considered for award that fails to reflect the offeror's clear intent to provide the full amount of work described within this solicitation.

Contractor Selection will be based on an in-depth evaluation of proposals in accordance with the responses received to the technical factors outlined in Section L, Instructions, Conditions, and Notices to Offerors and the Schedule of Prices. Award will be made to that offeror whose combination of technical and price proposals represents the best overall value to the Government and is most advantageous, price, and other factors considered. **Best value may ultimately result in the selection of other than the lowest price offer**, where in the discretion of the Contracting Officer, the evaluated total regarding the non-price factors of (1) Technical Approach, (2) Corporate Experience, (3) Organization and Key Personnel, (4) Safety Performance, and (5) Past Performance when taken together are considered in a tradeoff to be worth the additional price premium to be charged.

The Government reserves the right to make award without discussions based solely upon initial offers and without providing the opportunity to offerors to submit revised proposals. Accordingly, each initial offer must contain the offeror's best terms from a technical and price standpoint. If the Government does not enter into discussions, they will be held only with those offerors determined to be in the competitive range. Should discussions be held, a final proposal revision may be requested at which time the offerors may submit revisions to their proposals by an established cut-off date. Final proposal revisions will be evaluated against the same criteria and factors as they were in the initial offers and will be subject to submission and delivery provisions.

Offerors may be given an opportunity to address unfavorable reports of past performance if the offeror has not had a previous opportunity to review the rating. Such an opportunity will not be considered discussions and will not provide an offeror an opportunity to submit a revised proposal. Discussions, if conducted, will include all offerors in the competitive range. However, limited "clarifications" typically involving only selected individual offerors may also in the discretion of the Contracting Officer, properly be conducted to resolve unanswered questions and such limited exchanges, if necessary, shall not be considered "discussions" and shall not result in the revision of any affected proposal.

M.2 EVALUATION OF PROPOSALS

This is a competitive source selection procurement and will be conducted using formal source selection procedures. Contract award will be made to the offeror whose proposal conforms to the solicitation and is determined to be most advantageous to the Government in accordance with the requirements stated below.

- A. To be eligible for evaluation, proposals, must be prepared in accordance with and comply with the instructions given in the solicitation.

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- B. The Technical Evaluation Factors, when combined are significantly *more important* than cost.
- C. The Technical Evaluation Factors to be used in assessing the quality of each proposal are listed below in Section M.3, Proposal Evaluation Criteria. The criteria listed below are in descending order of importance.
- D. The proposal's cost will be separately evaluated from the proposal's technical merit. Award will not be automatically determined by numerical calculation of formula relationship between cost and technical merit. As the technical merits of the proposals become more equal, than cost will be of greater importance.

M.3 PROPOSAL EVALUATION CRITERIA (AOC) (JUN 2003)

M.3.1 The Government will evaluate:

(1) The extent to which the proposal exhibits a clear understanding of the work requirements, and the means required to fulfill the requirements.

(2) The extent to which the proposal demonstrates an ability to meet or exceed the requirements defined in the RFP, and the quality of service which is likely to result from implementation of an offeror's proposed methods.

(3) Feasibility of performing all RFP requirements within the total price proposed.

M.3.2 Evaluation Factors are:

TECHNICAL FACTOR 1- Technical Approach: The technical approach (to include the sub-factors) will be evaluated to determine if the offeror has identified/demonstrated an understanding of the range of work and described the general processes the firm would use in accomplishing the tasks identified within the scope of work including which tasks would be accomplished by subcontractors; offeror has provided satisfactory evidence of his team's ability to perform O&M services to include building and site systems commissioning, preventative, predictive, and corrective maintenance planning, scheduling, and execution, building systems operations, monitoring, and controlling, testing requirements, indoor air quality; to include lawn mowing, turf, plant, shrub, and tree maintenance, bed, and decorative landscaping structures maintenance, and debris clearing; provided evidence of it's ability to perform snow removal services; evidence of it's ability to perform Design build work services for a facility the size, scope and complexity of the USCP facilities in accordance with the scope of work to include scoping, planning, estimating, design, scheduling, construction, and construction management services.

TECHNICAL FACTOR 2 - Corporate Experience - The offeror's corporate experience (to include the sub-factors) will be evaluated to determine if the offeror has provided references for at least 3 "successfully managed" comparable projects that have been performed within the past 5 years; evaluated to determine if the offeror has provided similar project experience that is comparable to a BOMA Class A facility the size, scope and complexity of the USCP sites; evaluated to determine if the offeror

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has profiled projects which demonstrate the offeror's success in establishing and maintaining long term relationships to include: customers, suppliers, subcontractor's and partners; evaluated to determine if the offeror has satisfactorily demonstrated that he possesses the necessary infrastructure at the corporate level to insure successful project start-up and continuing operations to include: corporate sponsorship for executive oversight, program management, human resources, accounting/budget, planning, design support, facilities engineering, operations and maintenance, safety and supplier/subcontractor management; evaluated to determine if the offeror has demonstrated a consistent track record of completing similar projects on schedule and within budget; and corporate experience in facility management for a 24/7 facility operation.

TECHNICAL FACTOR 3- Organization and Key Personnel - The offerors proposal will be evaluated to determine if the offeror has provided an executive summary of his team's project management plan with a proposed organizational chart (staffing plan) depicting key management functions and managerial authority for the project team and any major subcontractors, suppliers, and/or partners; evaluated to determine if the offeror has provided his list of proposed key project team members both in-house and major subcontractors, with any/all professional registration licenses, or certifications they may possess and identified their intended role on this project; evaluated to determine if the offeror has provided evidence/furnished resumes that the proposed key personnel (as defined within the SOW) are well qualified in their areas of expertise and have met all qualifications as outlined within the SOW, evaluated to determine if the offeror has provided information that he plans to use subcontractors, subconsultants, or a strategic partner to accomplish this work, and has described how the team would function as one unit and performance, schedule, and budget would be monitored and controlled to insure that all project deliverables would be met in accordance with the contract requirements, and if the plan addressed assignments of responsibilities, any delegation of authority required, and any specific action the offeror would take if subcontractor performance appeared to be out of conformance with the contract requirements or started to decline.

TECHNICAL FACTOR 4 - Safety Performance - The offeror's proposal will be evaluated to determine if the offeror has submitted occupational injury/occupational illness safety performance information to include restricted cases, restricted work days, lost day cases, lost workdays, recordable cases incident rate, and severity incident rate for any proposed major subcontractors or partners; evaluated to determine if the offeror submitted their corporate safety plan and procedures with their proposal; included the required staff training and items that were required for inclusion in the project safety plan; identified who was responsible for reviewing project plans and insuring that they met project/corporate requirements, where the corporate safety officer fit into the organization and indicated their professional credentials; and evaluated to determine if the offeror submitted their proposed project safety plan for evaluation addressing the major components as required by the SOW and included roles and responsibilities; training requirements, procedures, and sample forms.

TECHNICAL FACTOR 5 - Past Performance - The offeror's past performance will be evaluated to determine if the offeror and each proposed subcontractor requested its former customers to complete and submit the Past Performance Questionnaires in accordance with Section J, Attachment J2; evaluated to determine if the offeror has a history of delivering the required contract services in a manner that meets the

SECTION M EVALUATION FACTORS FOR AWARD

contract requirements and has complied with all standards, been issued NO cure notices, show cause notices, or other letters dealing with unsatisfactory performance; evaluated to determine if the offeror has maintained a quality control program and that all deliverables/services met the specified quality as required by the contract; evaluated to determine if the offeror has provided services at a reasonable price and managed the work to meet approved budgets; that the required contract price changes were fully investigated and presented to the customer in a forthright manner after all attempts to contract costs were unsuccessful; evaluated to determine if the offeror met the required schedule and if necessary, took the appropriate steps to get back on schedule without customer action; and evaluated to determine if the offeror dealt with the customer with integrity, reasonableness, and in a cooperative spirit that demonstrated a concern for, not only delivering what was required but insuring that customer satisfaction was achieved.

TECHNICAL FACTOR 6 - Cost/price - The Government will evaluate the price proposals of all firms found technically qualified. Price criterion measures not only actual dollars but also analyze the accuracy and reasonableness of the proposed costs, the realism of the proposed cost and probable cost to the Government.

M.4 CLAUSES INCORPORATED BY REFERENCE

M.4.1 This contract incorporates one or more Federal Acquisition Regulation (FAR) (Chapter 1 of Title 48, Code of Federal Regulations) clauses by reference with the same force and effect as if they were given in full text. The full text of the clauses(s) may be accessed electronically at: “www.gsa.gov”.

<u>CLAUSE TITLE</u>	<u>DATE</u>	<u>FAR REFERENCE</u>
EVALUATION OF OPTIONS	JUL 1990	52.217-5

END OF SECTION M